

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 7 Greglyn Court Mount Clear

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$450,000 & \$470,000

Median sale price

Median price: \$372,500 House Suburb: Mount Clear
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**3 Kirwan Cl
MOUNT CLEAR**

4  2  2 

Ballarat Property Group are excited to offer this stunning family home, peacefully located in the Greenhaven Estate in Mount

Sold by Private Sale \$465,000
Date Sold 18/09/2018
Land 791 SqM

**164 Canadian Lakes Blvd
CANADIAN**

3  2  2 

Located in the highly sought Canadian Lakes Estate is this beautiful family home that is sure to tick the boxes. Boasting 3

Sold by Private Sale \$471,000
Date Sold 15/06/2018
Land 743 SqM

**4 Burkella Cl
MOUNT CLEAR**

4  2  2 

Nestled away in a quiet court location in the popular area of Mount Clear/Canadian, this family home offers comfortable

Sold by Private Sale \$470,000
Date Sold 08/03/2018