

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

207 Lylia Avenue, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$379,000 & \$395,000

Median sale price

Median price \$372,500 House ☒ Unit ☐ Suburb or locality Mount Clear

Period - From 01/04/2018 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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.

	Address of comparable property	Price	Date of sale
1	219 Shire Av MOUNT HELEN 3350	\$430,500	20/08/2018
2	1310 Geelong Rd MOUNT CLEAR 3350	\$410,000	30/05/2018
3	2 Heather Av MOUNT CLEAR 3350	\$408,000	26/09/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:
Property Type: House
Land Size: 845 sqm approx
Agent Comments

Indicative Selling Price
\$390,000 - \$429,000
Median House Price
June quarter 2018: \$372,500

Comparable Properties



219 Shire Av MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$430,500
Method: Private Sale
Date: 20/08/2018
Rooms: -
Property Type: House
Land Size: 953 sqm approx



1310 Geelong Rd MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 30/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 844 sqm approx



2 Heather Av MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$408,000
Method: Private Sale
Date: 26/09/2018
Rooms: -
Property Type: House (Res)