

# 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

18 Jones Avenue, Mount Clear Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$525,000

### Median sale price

Median price \$380,000 Property Type House Suburb Mount Clear

Period - From 30/09/2018 to 29/09/2019 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 18 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	1334 Geelong Rd MOUNT CLEAR 3350	\$502,000	08/08/2019
2	22 Cartledge Av MOUNT CLEAR 3350	\$490,000	02/02/2019
3	16 Jones Av MOUNT CLEAR 3350	\$470,000	28/02/2019

**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 18 months.~~

This Statement of Information was prepared on:

30/09/2019 14:22

**Property Type:** House**Land Size:** 1314 sqm approx

Agent Comments

Perched in this picturesque and tranquil setting, this impeccable brick residence offers the perfect combination of family lifestyle, space and location. This property has a definite sense of privacy and features stunning rural vistas. A short walk to shopping facilities, kindergarten, primary and secondary schools as well as Federation University. Boasting a 1309sqm metre garden filled allotment this home consists of four bedrooms with built in robes, including an office area with built in storage. The Master Bedroom has a full ensuite, a large walk-in-robe.

## Comparable Properties

**1334 Geelong Rd MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

**Price:** \$502,000**Method:** Private Sale**Date:** 08/08/2019**Rooms:** 6**Property Type:** House (Res)**Land Size:** 1198 sqm approx**22 Cartledge Av MOUNT CLEAR 3350 (REI/VG)** Agent Comments**Price:** \$490,000**Method:** Private Sale**Date:** 02/02/2019**Property Type:** House**Land Size:** 1040 sqm approx**16 Jones Av MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

**Price:** \$470,000**Method:** Private Sale**Date:** 28/02/2019**Property Type:** House**Land Size:** 975 sqm approx