

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

415 Tinworth Avenue, Mount Clear Vic 3350

Indicative selling price

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

Single price

\$*

or range between

\$370,000

&

\$390,000

Median sale price

Median price

\$345,000

*House

X

*Unit

Suburb
or locality

Mount Clear

Period - From

30/10/16

to

30/10/17

Source

REIV

Comparable property sales

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
2 Judith Grove, Mount Clear Vic 3350	\$419,000	31/08/17
127 Mansfield Avenue, Mount Clear Vic 3350	\$410,000	30/10/17
7 Parkhaven Court, Mount Clear Vic 3350	\$400,000	26/10/17