

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

20 Hermitage Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$270,000

&

\$280,000

Median sale price

Median price

\$333,750

House

X

Unit

Suburb or locality

Mount Clear

Period - From

01/07/2017

to

30/09/2017

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	3 Semillon Gr MOUNT CLEAR 3350	\$280,000	08/08/2017
2	7 Quinta Dr MOUNT CLEAR 3350	\$275,000	20/06/2017
3	11 Hermitage Av MOUNT CLEAR 3350	\$265,000	10/10/2017

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.



3 1 3

Rooms: 5
Property Type: House
Land Size: 779.046 sqm approx
Agent Comments

Indicative Selling Price
\$270,000 - \$280,000
Median House Price
September quarter 2017: \$333,750

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



3 Semillon Gr MOUNT CLEAR 3350 (REI)

Agent Comments

3 1 1

Price: \$280,000
Method: Private Sale
Date: 08/08/2017
Rooms: 4
Property Type: House
Land Size: 617 sqm approx



7 Quinta Dr MOUNT CLEAR 3350 (REI)

Agent Comments

3 1 4

Price: \$275,000
Method: Private Sale
Date: 20/06/2017
Rooms: -
Property Type: House (Res)



11 Hermitage Av MOUNT CLEAR 3350 (REI)

Agent Comments

3 1 1

Price: \$265,000
Method: Private Sale
Date: 10/10/2017
Rooms: 1
Property Type: House
Land Size: 691 sqm approx