

5 Bradby Avenue, Mount Clear Vic 3350

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**Indicative Selling Price**

\$360,000 - \$365,000

**Median House Price**

Year ending March 2017: \$330,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 691 sqm

**Agent Comments**

## Comparable Properties



**11 Landale Av MOUNT CLEAR 3350 (REI/VG)**

**Agent Comments**



**Price:** \$355,000

**Method:** Private Sale

**Date:** 21/11/2016

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 820 sqm



**134 Mansfield Av MOUNT CLEAR 3350 (REI/VG)**

**Agent Comments**



**Price:** \$352,600

**Method:** Private Sale

**Date:** 02/01/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 653 sqm



**8 Parkhaven Ct MOUNT CLEAR 3350 (REI)**

**Agent Comments**



**Price:** \$345,000

**Method:** Private Sale

**Date:** 02/02/2017

**Rooms:** 7

**Property Type:** House

## 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

5 Bradby 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 \$360,000

&amp;

\$365,000

**Median sale price**

Median price \$330,000

House

X

Suburb or locality

Mount Clear

Period - From 01/04/2016

to

31/03/2017

Source REIV

**Comparable property sales**

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
11 Landale Av MOUNT CLEAR 3350	\$355,000	21/11/2016
134 Mansfield Av MOUNT CLEAR 3350	\$352,600	02/01/2017
8 Parkhaven Ct MOUNT CLEAR 3350	\$345,000	02/02/2017