

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	2/1129 Geelong Road, Mount Clear Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$260,000

Median sale price

Median price	\$250,000	Hou	80	Unit	х	Suburb or locality	Mount Clear
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

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

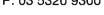
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	320 Albert St SEBASTOPOL 3356	\$265,000	26/09/2018
2	1/46 Spencer St SEBASTOPOL 3356	\$255,000	15/10/2018
3	9/104-106 Whitehorse Rd MOUNT CLEAR 3350	\$255,000	27/09/2018

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.

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