

## 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

2/1129 Geelong Road, 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)

Single price

\$260,000

#### Median sale price

Median price

\$250,000

House

Unit

X

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.

	Address 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.~~