

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 andpostcode

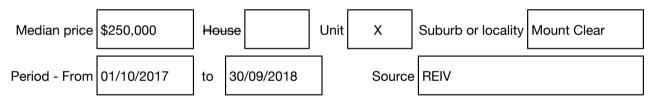
3/7 Hermitage Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$195,000	&	\$210,000
-------------------------	---	-----------

Median sale price



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	Address of comparable property F		Date of sale
1	3/808 Humffray St.S MOUNT PLEASANT 3350	\$205,000	30/10/2018
2	1/7 Whitehorse Rd MOUNT CLEAR 3350	\$198,000	05/06/2017
3	8/41 Kent St SEBASTOPOL 3356	\$195,000	19/09/2018

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.

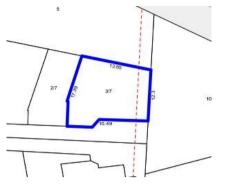
Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507

propertydata

Generated: 08/11/2018 19:37

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



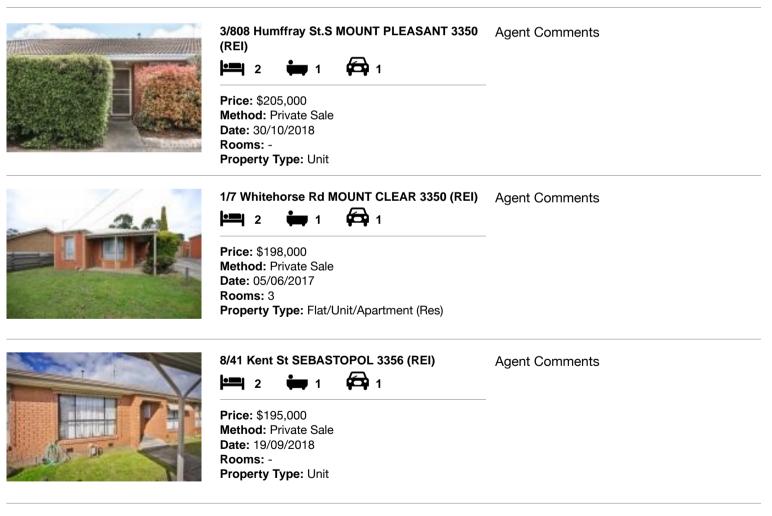




Rooms: 3 Property Type: Residential Unit Land Size: 215 sqm approx Agent Comments Indicative Selling Price \$195,000 - \$210,000 Median Unit Price Year ending September 2018: \$250,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507

Generated: 08/11/2018 19:37

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



