

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

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

Median price \$250,000 House Unit X Suburb or locality Mount Clear

Period - From 01/10/2017

to

30/09/2018

Source REIV

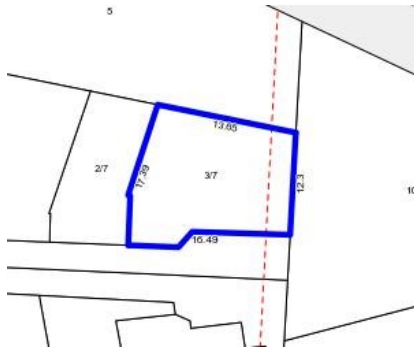
Comparable property sales (*Delete A or B below as applicable)

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	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.



Agent Comments

Year ending September 2018: \$250,000

