

## 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

6 Judith Grove, 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 \$310,000

&amp;

\$335,000

**Median sale price**

Median price \$348,500

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/10/2016

to

30/09/2017

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	134 Mansfield Av MOUNT CLEAR 3350	\$352,600	02/01/2017
2	11 Mansfield Av MOUNT CLEAR 3350	\$310,000	07/11/2016
3	14 Hermitage Av MOUNT CLEAR 3350	\$307,500	17/02/2017

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.



3 1 2

**Rooms:**

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

**Land Size:** 654 sqm approx

Agent Comments

**Indicative Selling Price**

\$310,000 - \$335,000

**Median House Price**

Year ending September 2017: \$348,500

This immaculate architecturally designed 3 bedroom home is located in a quiet court, and is close to the university, IBM, primary & secondary schools and shopping centre and is an ideal investment or family home. The three bedrooms are of a good size and all have BIRs. There is also a study/ 4th bedroom. There is a spacious updated kitchen with quality bench tops and appliances,. There are two charming living areas, with the front cosy lounge opening on to a raised deck with beautiful views right through to Mt Warrenheip.

## Comparable Properties



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

Agent Comments

3 2 2

**Price:** \$352,600

**Method:** Private Sale

**Date:** 02/01/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 653 sqm approx



**11 Mansfield Av MOUNT CLEAR 3350 (REI/VG)** Agent Comments

3 1 1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 07/11/2016

**Rooms:** 4

**Property Type:** House

**Land Size:** 664 sqm approx



**14 Hermitage Av MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$307,500

**Method:** Private Sale

**Date:** 17/02/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 671 sqm approx