

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

317 Tinworth Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$395,000 Property Type House Suburb Mount Clear

Period - From 07/02/2019 to 06/02/2020 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 18 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	30 Wattletree Dr MOUNT HELEN 3350	\$467,000	17/10/2019
2	219 Shire Av MOUNT HELEN 3350	\$430,500	20/08/2018
3	21 Marina Dr MOUNT CLEAR 3350	\$430,000	15/11/2019

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 18 months.~~

This Statement of Information was prepared on:

07/02/2020 11:44

Terrence Morse

03 5331 3911

0447 551 657

tmorse@bigginScott.com.au

Indicative Selling Price

\$430,000 - \$460,000

Median House Price

07/02/2019 - 06/02/2020: \$395,000



Property Type: House (Previously Occupied - Detached)

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



30 Wattletree Dr MOUNT HELEN 3350 (REI)

Agent Comments



Price: \$467,000

Method: Private Sale

Date: 17/10/2019

Property Type: House

Land Size: 1033 sqm approx



219 Shire Av MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$430,500

Method: Private Sale

Date: 20/08/2018

Property Type: House

Land Size: 953 sqm approx



21 Marina Dr MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 15/11/2019

Property Type: House

Land Size: 877 sqm approx