Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	4/13 Tinworth Avenue, Mount Clear Vic 3350
Including suburb and	
postcode	

Indicative selling price

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

Range between \$369,000	&	\$379,000
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Median sale price

Median price	\$275,000	Pro	perty Type U	nit		Suburb	Mount Clear
Period - From	10/02/2019	to	09/02/2020	Sc	ource	REIV	

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	19 Lucia Cr MOUNT CLEAR 3350	\$415,000	15/01/2020
2	37 Lucia Cr MOUNT CLEAR 3350	\$400,000	11/10/2019
3	1/209 Tinworth Av MOUNT CLEAR 3350	\$399,000	01/02/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/02/2020 16:33





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> **Indicative Selling Price** \$369,000 - \$379,000 **Median Unit Price** 10/02/2019 - 09/02/2020: \$275,000



Property Type: Townhouse (Res) **Agent Comments**

Comparable Properties



19 Lucia Cr MOUNT CLEAR 3350 (REI)

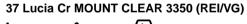


Price: \$415,000 Method: Private Sale Date: 15/01/2020

Rooms: 3

Property Type: House (Res) Land Size: 264 sqm approx

Agent Comments









Price: \$400,000 Method: Sale by Tender Date: 11/10/2019 Property Type: House Land Size: 304 sqm approx Agent Comments

Agent Comments

1/209 Tinworth Av MOUNT CLEAR 3350 (REI)





Price: \$399,000 Method: Private Sale Date: 01/02/2020 Rooms: 6

Property Type: Townhouse (Res)

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