

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

307 Tinworth Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$348,000

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/01/2017

to

31/12/2017

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		
2		
3		

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.

307 Tinworth Avenue, Mount Clear Vic 3350

hockingstuart

Tony Douglass

5329 2500

0418555973

tdouglass@hockingstuart.com.au

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending December 2017: \$348,000



 4  2  2

Rooms: 5

Property Type:

Agent Comments

Set on 2035m2 (approx), within close proximity to Federation University, IBM Centre, Sovereign Hill and the Midvale Shopping Centre, this family home offers unsurpassed quality and the ultimate lifestyle. Perfect for the growing family, the floorplan comprises four bedrooms plus a study and has been masterminded to encompass large living zones with perfect practicality. Featuring an open plan living/dining area leading to the superbly appointed kitchen and undercover decked entertaining area which overlooks the rear garden.

Comparable Properties

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.