

Tony Douglass 5329 2500 0418555973 tdouglass@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

			Section 47	AF of the Estate	Agents Act 1980
Property offered for	sale				
Address Including suburb o locality andpostcode	r	n Avenue, Mou	nt Clear Vic 3350		
Indicative selling p	ice				
For the meaning of this	price see con	sumer.vic.gov.a	au/underquoting		
Range between \$900,000		&	\$950,000		
Median sale price					
Median price \$348,	000 Hou	use 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)					
	ths that the est			ne property for sale ive considers to be	
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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





Generated: 31/01/2018 15:35

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

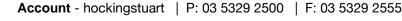




Set on 2035m2 (approx), within close proximity to Federation University, IBM Centre, Sovereign Hill and the Midvale Shopping Centre, this family home offers unsurpassed quality and the ultimate lifestyle. Perfect for the growing family, the floorplan comprises four bedrooms plus a study and has been 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.







Generated: 31/01/2018 15:35