

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

1322 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$245,000 & \$265,000

Median sale price

Median price \$348,000 House ☒ 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	1 Jones Av MOUNT CLEAR 3350	\$260,000	31/01/2018
2	3/8 Bacchus Rd MOUNT CLEAR 3350	\$250,000	21/11/2017
3	6 Horwood Dr MOUNT CLEAR 3350	\$249,000	16/10/2017

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.

Tony Douglass

5329 2500

0418555973

tdouglass@hockingstuart.com.au

Indicative Selling Price

\$245,000 - \$265,000

Median House Price

Year ending December 2017: \$348,000



2
 1
 1

Rooms: 4**Property Type:** House (Res)**Land Size:** 469 sqm approx

Agent Comments

Brilliantly located on quiet frontage road, with views over Canadian forest, this brick veneer residence is a dream find! Well maintained and comprising 2 large bedrooms, a central family bathroom, separate toilet and laundry. The traditional large kitchen (area) has gas cooking facilities and the spacious open lounge/dining is light, bright and welcoming. Further features include central heating, evaporative cooling, single carport and enclosed rear yard. Well located with access to public transport, close to kindergarten, primary and secondary schools, shops, Fed Uni.

Comparable Properties

**1 Jones Av MOUNT CLEAR 3350 (REI)**

Agent Comments

2
 1
 1

Price: \$260,000**Method:** Private Sale**Date:** 31/01/2018**Rooms:** -**Property Type:** House (Res)**3/8 Bacchus Rd MOUNT CLEAR 3350 (REI/VG)** Agent Comments

2
 1
 1

Price: \$250,000**Method:** Private Sale**Date:** 21/11/2017**Rooms:** -**Property Type:** House (Res)**6 Horwood Dr MOUNT CLEAR 3350 (REI/VG)** Agent Comments

2
 1
 1

Price: \$249,000**Method:** Private Sale**Date:** 16/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 736 sqm approx