

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

2/1120 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$450,000 & \$465,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Mount Clear

Period - From 11/01/2022 to 10/01/2023 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	1/1120 Geelong Rd MOUNT CLEAR 3350	\$470,000	11/10/2022
2	3/5 Penfold Cl CANADIAN 3350	\$461,000	27/10/2021
3	4/131 Larter St CANADIAN 3350	\$456,456	07/03/2022

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:

11/01/2023 12:52



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$450,000 - \$465,000

Median Unit Price

11/01/2022 - 10/01/2023: \$470,000

Comparable Properties



1/1120 Geelong Rd MOUNT CLEAR 3350 (VG) Agent Comments

3 - -

Price: \$470,000

Method: Sale

Date: 11/10/2022

Property Type: Flat/Unit/Apartment (Res)



3/5 Penfold Ct CANADIAN 3350 (REI/VG) Agent Comments

3 2 2

Price: \$461,000

Method: Private Sale

Date: 27/10/2021

Property Type: Unit

Land Size: 337 sqm approx

4/131 Larter St CANADIAN 3350 (VG) Agent Comments

3 - -

Price: \$456,456

Method: Sale

Date: 07/03/2022

Property Type: Flat/Unit/Apartment (Res)