

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1028 Geelong Road, Mount Clear, VIC 3350

Indicative selling price

\$ 439,000 - \$459,000

Range between

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

Median sale price

Median price
\$ 379,000

House

*Delete house or unit as applicable

Suburb
MOUNT CLEAR

Period
15/09/2018 - 14/03/2019

Source
Price Finder

Comparable property sales

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



7 GREGLYN COURT
MOUNT CLEAR

4 2 3

Normal Sale \$460,000
Date Sold 26/10/2018
Land 1046 sqm



7 PAGES COURT
MOUNT CLEAR

2 2 2

Normal Sale \$437,000
Date Sold 20/12/2018
Land 482 sqm



208 WHITEHORSE ROAD
MOUNT CLEAR

5 2 2

Agents Advice - Sale *\$452,000
Date Sold 14/11/2018
Land 3984 sqm