

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

10/1010 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$222,000

&

\$227,000

Median sale price

Median price \$245,000

House

Unit

X

Suburb or locality

Mount Clear

Period - From 01/07/2016

to

30/06/2017

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	4/1127 Geelong Rd MOUNT CLEAR 3350	\$245,000	16/05/2017
2	1/126 Mansfield Av MOUNT CLEAR 3350	\$235,000	28/04/2017
3	2/2 Cartledge Av MOUNT CLEAR 3350	\$220,000	18/05/2017

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.

10/1010 Geelong Road, Mount Clear Vic 3350



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Indicative Selling Price

\$222,000 - \$227,000

Median Unit Price

Year ending June 2017: \$245,000



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



4/1127 Geelong Rd MOUNT CLEAR 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$245,000

Method: Private Sale

Date: 16/05/2017

Rooms: -

Property Type: Unit

Land Size: 220 sqm approx



1/126 Mansfield Av MOUNT CLEAR 3350 (REI) **Agent Comments**

2 1 1

Price: \$235,000

Method: Private Sale

Date: 28/04/2017

Rooms: 3

Property Type: House

Land Size: 420 sqm approx



2/2 Cartledge Av MOUNT CLEAR 3350 (REI) **Agent Comments**

2 1 1

Price: \$220,000

Method: Private Sale

Date: 18/05/2017

Rooms: -

Property Type: Unit

Land Size: 300 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.