

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

17 Sailors Gully Boulevard, Mount Clear 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$520,000

&

\$560,000

### Median sale price

Median price

\$390,000

\*House

X

\*Unit

Suburb  
or locality

Mount Clear

Period - From

01/10/2016

to

01/10/2017

Source

CoreLogic

### Comparable property sales

**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 |
|---------------------------------------|-----------|--------------|
| 51 Hocking Avenue, Mount Clear 3350   | \$540,000 | 08/08/2017   |
| 24 Greenhaven Court, Mount Clear 3350 | \$547,000 | 27/09/2017   |
| 24 Valley Drive, Canadian 3350        | \$565,000 | 03/04/2017   |