

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 and
postcode

4 Jones Avenue Mount Clear VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$310,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$378,000

Property type

House

Suburb

Mount Clear

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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

| | | |
|--|-----------|-----------|
| 1335 Geelong Road Mount Clear VIC 3350 | \$312,500 | 13-Nov-17 |
| 310 Lylia Avenue Mount Clear VIC 3350 | \$297,000 | 27-Feb-19 |
| 19 The Gums Mount Clear VIC 3350 | \$325,103 | 12-Sep-18 |

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: 19 September 2019

McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



1335 Geelong Road Mount Clear VIC 3350

4 2 1

Sold Price

\$312,500

Sold Date

13-Nov-17

Distance

0.11km



310 Lylia Avenue Mount Clear VIC 3350

3 1 2

Sold Price

\$297,000

Sold Date

27-Feb-19

Distance

0.11km



19 The Gums Mount Clear VIC 3350

3 1 1

Sold Price

\$325,103

Sold Date

12-Sep-18

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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