

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

16 Muller Court, Mount Clear, VIC 3350

Indicative selling price

\$ 349,000 - \$370,000

Range between

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

Median sale price

Median price
\$ 389,000

House

*Delete house or unit as applicable

Suburb
MOUNT CLEAR

Period
27/12/2017 - 27/06/2019

Source
Price Finder

Comparable property sales

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



**3 MULLER COURT
MOUNT CLEAR**

3 2 2

Normal Sale \$345,000
Date Sold 30/01/2018
Land 344 sqm



**26 BRADBY AVENUE
MOUNT CLEAR**

3 2 4

Normal Sale \$365,000
Date Sold 28/04/2018
Land 645 sqm



**407 TINWORTH AVENUE
MOUNT CLEAR**

3 2 2

Normal Sale \$377,000
Date Sold 06/02/2019
Land 500 sqm