

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

3 Geoffrey Grove, Mount Clear, VIC 3350

Indicative selling price

\$ 365,000 - \$385,000

Range between

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

Median sale price

Median price
\$ 395,000

House

*Delete house or unit as applicable

Suburb
MOUNT CLEAR

Period
09/11/2017 - 09/05/2019

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



**429 RICHARDS STREET
CANADIAN**

3 **2** **2**

Normal Sale \$393,000
Date Sold 05/03/2018
Land 701 sqm



**77 HOCKING AVENUE
MOUNT CLEAR**

4 **2** **2**

Normal Sale \$400,000
Date Sold 14/08/2018
Land 501 sqm



**123 CANADIAN LAKES BOULEVARD
CANADIAN**

2 **2** **2**

Normal Sale \$370,000
Date Sold 03/08/2018
Land 490 sqm