

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

9 Cartledge Avenue, Mount Clear, VIC 3350

### Indicative selling price

Single Price or Range between

**\$445,000 - \$465,000**

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

### Median sale price

Median Price

**\$380,000**

Property Type

**House**

Suburb

**MOUNT CLEAR**

Period From

**08/05/2018**

Period To

**08/11/2019**

Source

**Core Logic**

### 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



**14 BRADBY AVENUE  
MOUNT CLEAR**

4 2 4

Price \$475,000

Date of Sale 05/08/2019

Land 663 sqm



**11 TULLOCH RISE  
CANADIAN**

3 2 2

Price \$465,000

Date of Sale 22/07/2019

Land 560 sqm



**7 PAGES COURT  
MOUNT CLEAR**

4 2 2

Price \$437,000

Date of Sale 20/12/2018

Land 482 sqm