

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 or locality and postcode

4 Recreation Road, Mount Clear 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

\$315,000

or range between

\$*

&

\$

Median sale price

Median price

\$411,450

Property type

House

Suburb

Mount Clear

Period - From

01/08/2019

to

31/07/2020

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
1211 Geelong Road, Mount Clear 3350	\$316,000	10/02/2020
3 Bradby Avenue, Mount Clear 3350	\$330,000	05/12/2019
12 Sainsbury Court, Mount Clear 3350	\$358,000	08/08/2019

This Statement of Information was prepared on:

10/08/2020