

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

1 Jones Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$250,000

&

\$270,000

Median sale price

Median price \$348,500

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/10/2016

to

30/09/2017

Source REIV

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 eighteen 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
1	722 Tress St MOUNT PLEASANT 3350	\$275,000	15/02/2017
2	406 Humffray St.S GOLDEN POINT 3350	\$257,000	31/03/2017
3	3 Soyuz Ct MOUNT CLEAR 3350	\$245,000	30/05/2017

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 eighteen months.

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Indicative Selling Price

\$250,000 - \$270,000

Median House Price

Year ending September 2017: \$348,500



2 1 1

Rooms: 3**Property Type:** House (Res)

Agent Comments

This home has nothing left to do, move in and instantly feel like you're at home! This ideally located home in Mount Clear is within walking distance to Federation University, Emmaus Primary, Damascus College, Midvale Shopping complex and public transport and will suit a first home buyer, investor or down-sizer. The kitchen, living room and bathrooms have all been re-plumbed, re-wired and updated. The home comprises open living area with polished floors, roomy kitchen with SS appliances, two bedrooms both with BIR's and gas heating.

Comparable Properties

**722 Tress St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments

2 1 1

Price: \$275,000**Method:** Private Sale**Date:** 15/02/2017**Rooms:** 3**Property Type:** House (Res)**Land Size:** 527 sqm approx**406 Humffray St.S GOLDEN POINT 3350 (REI/VG)**

Agent Comments

2 1 -

Price: \$257,000**Method:** Private Sale**Date:** 31/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 331 sqm approx**3 Soyuz Ct MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

2 1 1

Price: \$245,000**Method:** Private Sale**Date:** 30/05/2017**Rooms:** 3**Property Type:** House**Land Size:** 529 sqm approx