

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

3 Olympic Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$360,000

&

\$380,000

Median sale price

Median price

\$378,000

House

X

Unit

Suburb or locality

Mount Clear

Period - From

01/10/2018

to

31/12/2018

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	1308 Geelong Rd MOUNT CLEAR 3350	\$395,000	13/04/2018
2	207 Lylia Av MOUNT CLEAR 3350	\$378,000	03/12/2018
3	1216 Geelong Rd MOUNT CLEAR 3350	\$365,000	14/10/2017

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.



 3  -  0

Rooms:
Property Type: House
Land Size: 927 sqm approx
Agent Comments

Indicative Selling Price
\$360,000 - \$380,000
Median House Price
December quarter 2018: \$378,000

Comparable Properties



1308 Geelong Rd MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$395,000
Method: Private Sale
Date: 13/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 883 sqm approx



207 Lylia Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$378,000
Method: Private Sale
Date: 03/12/2018
Rooms: -
Property Type: House
Land Size: 858 sqm approx



1216 Geelong Rd MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$365,000
Method: Private Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 1000 sqm approx