

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

9/1010 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$265,000

&

\$275,000

Median sale price

Median price \$295,000 House Unit X Suburb or locality Mount Clear

Period - From 01/04/2018

to

31/03/2019

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	2/1167 Geelong Rd MOUNT CLEAR 3350	\$270,000	09/05/2019
2	2/1133a Geelong Rd MOUNT CLEAR 3350	\$270,000	17/04/2019
3	1/1133 Geelong Rd MOUNT CLEAR 3350	\$270,000	17/04/2019

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 1 2

Rooms: 5
Property Type: Residential
Land Size: 388 sqm approx
Agent Comments

Indicative Selling Price
\$265,000 - \$275,000
Median Unit Price
Year ending March 2019: \$295,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



2/1167 Geelong Rd MOUNT CLEAR 3350 (REI) **Agent Comments**

3 1 1

Price: \$270,000
Method: Private Sale
Date: 09/05/2019
Rooms: 4
Property Type: Unit



2/1133a Geelong Rd MOUNT CLEAR 3350 (REI) **Agent Comments**

2 1 -

Price: \$270,000
Method: Private Sale
Date: 17/04/2019
Rooms: -
Property Type: Unit



1/1133 Geelong Rd MOUNT CLEAR 3350 (REI) **Agent Comments**

2 1 1

Price: \$270,000
Method: Private Sale
Date: 17/04/2019
Rooms: 3
Property Type: Unit