

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 and
postcode

2 Bristow Court Mount Clear VIC 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

or range
between

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,500

Property type

House

Suburb

Mount Clear

Period-from

01 Jul 2019

to

30 Jun 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

14 Horwood Drive Mount Clear VIC 3350	\$542,000	22-Nov-19
26 Valley Drive Canadian VIC 3350	\$565,000	03-Jun-20
2 Brookside Drive Mount Clear VIC 3350	\$505,000	10-Jul-19

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 18 months.

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14 Horwood Drive Mount Clear VIC 3350

Sold Price

\$542,000

Sold Date

22-Nov-19



4



2



2

Distance

0.15km



26 Valley Drive Canadian VIC 3350

Sold Price

^{RS}**\$565,000**

Sold Date

03-Jun-20



3



2



2

Distance

0.51km



2 Brookside Drive Mount Clear VIC 3350

Sold Price

\$505,000

Sold Date

10-Jul-19



3



2



3

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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