

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 JUDITH GROVE, MOUNT CLEAR, VIC 3350

Indicative selling price

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

Single Price:

\$395,000

Median sale price

Median price

\$348,750

House

☒

Unit

☐

Suburb

MOUNT CLEAR

Period

01 April 2017 to 31 March 2018

Source

 pricefinder

Comparable property sales

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
18 MULLER CRT, MOUNT CLEAR, VIC 3350	\$300,000	28/10/2017
2 MULLER CRT, MOUNT CLEAR, VIC 3350	\$309,000	27/10/2017
1216 GEELONG RD, MOUNT CLEAR, VIC 3350	\$365,000	14/10/2017
11 HALE AVE, MOUNT CLEAR, VIC 3350	\$362,000	24/11/2017