

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

934a Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range price \$165,000 - \$180,000

Median sale price

Median price \$362,500 House ☒ Unit ☐ Suburb or locality Mount Clear

Period - From 01/10/2017 to 30/09/2018 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	33 Henry Av MOUNT CLEAR 3350	\$185,000	11/05/2018
2	8 Crown St SEBASTOPOL 3356	\$180,000	16/05/2018
3	5 Brodie Ct MOUNT HELEN 3350	\$130,000	21/06/2018

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.



Rooms:
Property Type: Land
Land Size: 1056 sqm approx
Agent Comments

Indicative Selling Price

\$165,000 to \$180,000

Median House Price

Year ending September 2018: \$362,500

Comparable Properties



33 Henry Av MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$185,000
Method: Sale
Date: 11/05/2018
Rooms: -
Property Type: Land
Land Size: 1316 sqm approx

8 Crown St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$180,000
Method: Sale
Date: 16/05/2018
Rooms: -
Property Type: Land
Land Size: 1076 sqm approx



5 Brodie Ct MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$130,000
Method: Private Sale
Date: 21/06/2018
Rooms: -
Property Type: Land
Land Size: 1020 sqm approx