

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

10 Pages Court, Mount Clear, VIC 3350

Indicative selling price

\$ 545,000 - \$565,000

Range between

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

Median sale price

Median price
\$ 380,000

House

*Delete house or unit as applicable

Suburb
MOUNT CLEAR

Period
19/08/2018 - 15/02/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



7 GREGLYN COURT
MOUNT CLEAR

4 2 3

Normal Sale \$460,000
Date Sold 26/10/2018
Land 1046 sqm



29 TINWORTH AVENUE
MOUNT CLEAR

5 2 2

Agents Advice - Sale *\$570,000
Date Sold 29/01/2019
Land 1126 sqm



1189 GEELONG ROAD
MOUNT CLEAR

Normal Sale \$511,500
Date Sold 08/09/2018
Land 3365 sqm