

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

3/44 Haymes Road, Mount Clear, VIC 3350

Indicative selling price

\$ 265,000

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

Median sale price

Median price
\$ 396,500

House

*Delete house or unit as applicable

Suburb
MOUNT CLEAR

Period
26/10/2018 - 24/04/2019

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



1/723 GEELONG ROAD
CANADIAN

4 2 2

Normal Sale \$250,000
Date Sold 15/11/2018
Land 334 sqm



2/1834 GEELONG ROAD
MOUNT HELEN

3 1 1

Normal Sale \$280,000
Date Sold 16/01/2019
Land 225 sqm



12/1006 GEELONG ROAD
MOUNT CLEAR

2 1 1

Agents Advice - Sale *\$257,000
Date Sold 05/04/2019
Land 9009 sqm