

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

4 The Gums, Mount Clear Vic 3350

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$475,000 Property Type House Suburb Mount Clear

Period - From 01/01/2021 to 31/03/2021 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 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
1	46 Bradby Av MOUNT CLEAR 3350	\$465,000	09/06/2021
2	21 Semillon Gr MOUNT CLEAR 3350	\$455,000	17/05/2021
3	14 Hermitage Av MOUNT CLEAR 3350	\$445,000	03/02/2021

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.~~

This Statement of Information was prepared on:

15/06/2021 15:30

Leigh Hutchinson

5337 0036

0407 861 960

leigh@doepels.com.au

Indicative Selling Price

\$430,000 - \$470,000

Median House Price

March quarter 2021: \$475,000



3 2 2

Rooms: 5

Property Type: House (Res)

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



46 Bradby Av MOUNT CLEAR 3350 (REI)

Agent Comments

3 1 2

Price: \$465,000

Method: Private Sale

Date: 09/06/2021

Property Type: House

Land Size: 651 sqm approx



21 Semillon Gr MOUNT CLEAR 3350 (REI)

Agent Comments

3 2 2

Price: \$455,000

Method: Private Sale

Date: 17/05/2021

Property Type: House (Res)

Land Size: 644 sqm approx



14 Hermitage Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 1 3

Price: \$445,000

Method: Private Sale

Date: 03/02/2021

Property Type: House (Res)

Land Size: 612 sqm approx