Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 4 The Gums, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$430,000		&		\$470,000				
Median sale p	rice								
Median price	\$475,000	Pro	operty Type	Hou	se		Suburb	Mount Clear	
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress 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



4 The Gums, Mount Clear Vic 3350



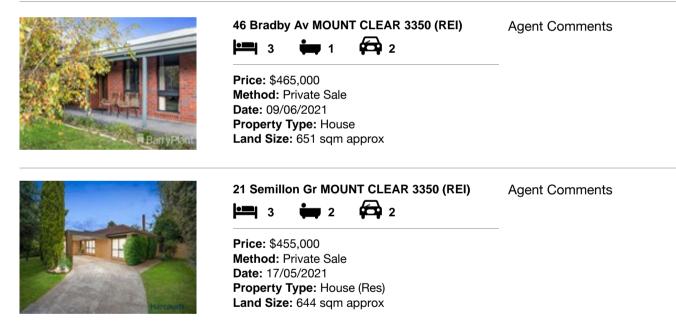




Rooms: 5 Property Type: House (Res) Land Size: 591 sqm approx Agent Comments Leigh Hutchinson 5337 0036 0407 861 960 leigh@doepels.com.au

Indicative Selling Price \$430,000 - \$470,000 Median House Price March quarter 2021: \$475,000

Comparable Properties





14 Hermitage Av MOUNT CLEAR 3350 (REI/VG)



Price: \$445,000 Method: Private Sale Date: 03/02/2021 Property Type: House (Res) Land Size: 612 sqm approx Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.