

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 Jabiru Close, Mount Clear Vic 3350

Indicative selling price

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

Range between \$395,000 & \$434,500

Median sale price

Median price \$415,000 Property Type House Suburb Mount Clear

Period - From 01/01/2020 to 31/03/2020 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	201 Otway St.S BALLARAT EAST 3350	\$410,000	02/03/2019
2	5a Colette Ct CANADIAN 3350	\$402,000	10/03/2020
3	14 Bennett St CANADIAN 3350	\$400,000	13/11/2019

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:

14/05/2020 09:11

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Indicative Selling Price
 \$395,000 - \$434,500
Median House Price
 March quarter 2020: \$415,000



Property Type:
 Agent Comments

Comparable Properties



201 Otway St.S BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 02/03/2019
Rooms: 5
Property Type: House
Land Size: 392 sqm approx



5a Colette Ct CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$402,000
Method: Private Sale
Date: 10/03/2020
Property Type: Townhouse (Single)
Land Size: 310 sqm approx



14 Bennett St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 13/11/2019
Rooms: 6
Property Type: House (Res)
Land Size: 392 sqm approx