

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

14 Bradby Avenue, Mount Clear, VIC 3350

### Indicative selling price

\$ 475,000 - \$495,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 392,000

House

\*Delete house or unit as applicable

Suburb  
MOUNT CLEAR

Period  
12/12/2017 - 12/06/2019

Source  
Price Finder

### Comparable property sales

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



32 HAYMES ROAD  
MOUNT CLEAR

4 2 3

Normal Sale \$500,000  
Date Sold 04/05/2018  
Land 2237 sqm



6 PLATYPUS DRIVE  
MOUNT CLEAR

4 2 3

Normal Sale \$502,000  
Date Sold 14/01/2019  
Land 800 sqm



936 GEELONG ROAD  
MOUNT CLEAR

3 2 2

Normal Sale \$478,000  
Date Sold 20/12/2018  
Land 1699 sqm