# **buxton**

### 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

#### 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



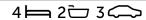
## 32 HAYMES ROAD MOUNT CLEAR

Normal Sale \$500,000 Date Sold 04/05/2018 Land 2237 sqm 4 **=** 2 <del>□</del> 3 ←



## 6 PLATYPUS DRIVE MOUNT CLEAR

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





#### 936 GEELONG ROAD MOUNT CLEAR

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