

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

1/14 Recreation Road, Mount Clear, VIC 3350

Indicative selling price

Single Price or Range between

\$210,000

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

Median sale price

Median Price

\$255,000

Property Type

Unit

Suburb

MOUNT CLEAR

Period From

27/03/2018

Period To

27/09/2019

Source

Core Logic

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



1/292 ALBERT STREET
SEBASTOPOL

2 1 1

Price \$195,000
Date of Sale 13/08/2019
Land 105 sqm



1/4 GLENVALE ROAD
MOUNT CLEAR

2 1 1

Price \$246,000
Date of Sale 29/05/2019
Land 266 sqm



3/7 HERMITAGE AVENUE
MOUNT CLEAR

2 1 2

Price \$180,000
Date of Sale 15/02/2019
Land 215 sqm