

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

2 Brookside Drive, Mount Clear Vic 3350

Indicative selling price

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

Range between \$495,000 & \$525,000

Median sale price

Median price \$380,000 House ☒ Unit ☐ Suburb or locality Mount Clear

Period - From 01/04/2018 to 31/03/2019 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 eighteen 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	202 Cornish St BUNINYONG 3357	\$530,000	07/11/2018
2	40 Ploughshare Dr MOUNT HELEN 3350	\$522,500	04/06/2018
3	26 Valley Dr CANADIAN 3350	\$520,000	02/02/2018

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 eighteen months.

Katie Hewitt

5329 2500

0400910102

khewitt@hockingstuart.com.au

Indicative Selling Price

\$495,000 - \$525,000

Median House Price

Year ending March 2019: \$380,000



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Rooms: 2**Property Type:** House (Previously Occupied - Detached)**Land Size:** 804 sqm approx

Agent Comments

Located in a tranquil setting just down from the Canadian Creek/Wetlands is this meticulously maintained and well-proportioned home. Contemporary and open plan kitchen/meals/living area with stainless steel appliances with glass sliding doors leading out from the meals and living zone to the two separate undercover outdoor entertaining areas. Large formal lounge room looking out to the picturesque and manicured garden, separate study/3rd living area.

Comparable Properties

**202 Cornish St BUNINYONG 3357 (REI/VG)**

Agent Comments

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Price: \$530,000**Method:** Private Sale**Date:** 07/11/2018**Rooms:** 4**Property Type:** House**Land Size:** 943 sqm approx**40 Ploughshare Dr MOUNT HELEN 3350 (REI/VG)**

Agent Comments

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Price: \$522,500**Method:** Private Sale**Date:** 04/06/2018**Rooms:** 7**Property Type:** House**Land Size:** 1200 sqm approx**26 Valley Dr CANADIAN 3350 (REI/VG)**

Agent Comments

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Price: \$520,000**Method:** Private Sale**Date:** 02/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 732 sqm approx