

# 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

1/2 The Gums, Mount Clear Vic 3350

### Indicative selling price

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

Range between

\$290,000

&

\$305,000

### Median sale price

Median price

\$395,000

Property Type

Unit

Suburb

Mount Clear

Period - From

01/07/2021

to

30/06/2022

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	3/1834 Geelong Rd MOUNT HELEN 3350	\$340,000	04/06/2021
2	3/14 Recreation Rd MOUNT CLEAR 3350	\$286,000	08/10/2021
3	2/114 Mansfield Av MOUNT CLEAR 3350	\$285,000	02/02/2022

**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:

19/08/2022 12:39