

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

11 Platypus Drive, Mount Clear 3350

Indicative selling price

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

Single price

\$*

or range between

\$445,000

&

\$475,000

Median sale price

Median price

\$345,500

*House

X

*Unit

Suburb
or locality

Mount Clear

Period - From

11/09/2016

to

11/09/2017

Source

CoreLogic

Comparable property sales

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 Redwood Court, Mount Helen 3350	\$470,000	26/05/2017
30 Kirby Avenue, Canadian 3350	\$492,500	09/08/2017
18 Boak Aveune, Mount Helen 3350	\$475,000	05/09/2017