

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

1413 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$478,250 Property Type House Suburb Mount Clear

Period - From 10/11/2020 to 09/11/2021 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	21 Semillon Gr MOUNT CLEAR 3350	\$455,000	17/05/2021
2	12 Hocking Av MOUNT CLEAR 3350	\$445,000	17/05/2021
3	1201 Geelong Rd MOUNT CLEAR 3350	\$425,000	28/09/2021

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:

10/11/2021 15:11



Rooms: 4

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



21 Semillon Gr MOUNT CLEAR 3350 (REI/VG) Agent Comments



Price: \$455,000

Method: Private Sale

Date: 17/05/2021

Property Type: House (Res)

Land Size: 644 sqm approx



12 Hocking Av MOUNT CLEAR 3350 (REI/VG) Agent Comments



Price: \$445,000

Method: Private Sale

Date: 17/05/2021

Property Type: House (Res)

Land Size: 652 sqm approx



1201 Geelong Rd MOUNT CLEAR 3350 (REI) Agent Comments



Price: \$425,000

Method: Private Sale

Date: 28/09/2021

Property Type: House (Res)