

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

3 Kirwan Close, Mount Clear Vic 3350

Indicative selling price

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

Range between \$465,000

&

\$485,000

Median sale price

Median price \$334,000

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/04/2017

to

31/03/2018

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	28 Kirby Av CANADIAN 3350	\$510,000	03/03/2018
2	164 Canadian Lakes Blvd CANADIAN 3350	\$471,000	15/06/2018
3	4 Burkella CI MOUNT CLEAR 3350	\$470,000	08/03/2018

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$465,000 - \$485,000
Median House Price
Year ending March 2018: \$334,000

Comparable Properties



28 Kirby Av CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 03/03/2018
Rooms: -
Property Type: House
Land Size: 603 sqm approx



164 Canadian Lakes Blvd CANADIAN 3350 (REI)

Agent Comments



Price: \$471,000
Method: Private Sale
Date: 15/06/2018
Rooms: -
Property Type: House
Land Size: 743 sqm approx



4 Burkella Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 08/03/2018
Rooms: 6
Property Type: House (Res)