

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

5 Muller Court, Mount Clear Vic 3350

Indicative selling price

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

Range between \$340,000

&

\$360,000

Median sale price

Median price \$362,500

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/10/2017

to

30/09/2018

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	16 Grandison Av MOUNT CLEAR 3350	\$360,000	14/09/2018
2	6 Judith Gr MOUNT CLEAR 3350	\$360,000	10/11/2017
3	3 Muller Ct MOUNT CLEAR 3350	\$345,000	24/01/2018

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.



3 2 2

Rooms: 4
Property Type: Residential
Land Size: 345 sqm approx
Agent Comments

Indicative Selling Price
\$340,000 - \$360,000
Median House Price
Year ending September 2018: \$362,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



16 Grandison Av MOUNT CLEAR 3350 (REI)

Agent Comments

3 1 2

Price: \$360,000
Method: Private Sale
Date: 14/09/2018
Rooms: -
Property Type: House



6 Judith Gr MOUNT CLEAR 3350 (REI)

Agent Comments

3 1 2

Price: \$360,000
Method: Private Sale
Date: 10/11/2017
Rooms: 4
Property Type: House



3 Muller Ct MOUNT CLEAR 3350 (REI)

Agent Comments

3 2 2

Price: \$345,000
Method: Private Sale
Date: 24/01/2018
Rooms: 4
Property Type: House
Land Size: 424 sqm approx