

Statement of Information

Single residential property located outside the Melbourne metropolitan area

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Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address Including suburb or locality andpostcode	5 Muller Court, Mount Clear Vic 3350
Indicative selling price	
For the meaning of this r	orice see consumer vic gov au/underguoting

\$360,000

Median sale price

Range between \$340,000

Median price	\$362,500	Hou	ıse	Х	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.

Add	dress 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

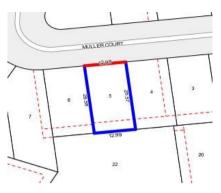
OR

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.









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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)

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Price: \$360,000 Method: Private Sale Date: 14/09/2018

Rooms: -

Property Type: House

Agent Comments



6 Judith Gr MOUNT CLEAR 3350 (REI)

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Price: \$360,000

Method: Private Sale Date: 10/11/2017 Rooms: 4

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Property Type: House

Agent Comments



3 Muller Ct MOUNT CLEAR 3350 (REI)

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Price: \$345,000 **Method:** Private Sale **Date:** 24/01/2018

Rooms: 4

Property Type: House Land Size: 424 sqm approx **Agent Comments**

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