

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Unit 4/1148 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Mount Clear

Period - From 12/12/2021 to 11/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	19/316 Lal Lal St CANADIAN 3350	\$377,000	28/09/2022
2	1/5 Spencer St SEBASTOPOL 3356	\$375,000	26/09/2022
3	11/272 Albert St SEBASTOPOL 3356	\$360,000	02/10/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/12/2022 16:59



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$360,000 - \$380,000
Median Unit Price
12/12/2021 - 11/12/2022: \$470,000

Comparable Properties



19/316 Lal Lal St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$377,000
Method: Private Sale
Date: 28/09/2022
Property Type: Unit
Land Size: 372 sqm approx



1/5 Spencer St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 26/09/2022
Property Type: Townhouse (Single)
Land Size: 296 sqm approx



11/272 Albert St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 02/10/2022
Property Type: Flat/Unit/Apartment (Res)