

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

13 Olympic Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$390,000

&

\$410,000

Median sale price

Median price

\$413,950

Property Type

House

Suburb

Mount Clear

Period - From

27/07/2019

to

26/07/2020

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	3 Brookside Dr MOUNT CLEAR 3350	\$412,900	25/02/2020
2	1 Brookside Dr MOUNT CLEAR 3350	\$389,950	25/06/2020
3	5 Olympic Av MOUNT CLEAR 3350	\$376,000	21/04/2020

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:

27/07/2020 12:59



Property Type: Land
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000
Median House Price
27/07/2019 - 26/07/2020: \$413,950

Comparable Properties



3 Brookside Dr MOUNT CLEAR 3350 (REI/VG) **Agent Comments**



Price: \$412,900
Method: Private Sale
Date: 25/02/2020
Property Type: House
Land Size: 385 sqm approx



1 Brookside Dr MOUNT CLEAR 3350 (REI) **Agent Comments**



Price: \$389,950
Method: Private Sale
Date: 25/06/2020
Rooms: 5
Property Type: House
Land Size: 424 sqm approx



5 Olympic Av MOUNT CLEAR 3350 (REI/VG) **Agent Comments**



Price: \$376,000
Method: Private Sale
Date: 21/04/2020
Rooms: 5
Property Type: House (Res)
Land Size: 827 sqm approx