

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

2 Muller Court, Mount Clear Vic 3350

Indicative selling price

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

Single price

\$309,000

Median sale price

Median price

\$270,000

House

X

Unit

Suburb or locality

Mount Clear

Period - From

01/04/2017

to

30/06/2017

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	10 Muller Ct MOUNT CLEAR 3350	\$305,000	31/01/2017
2	1/1328 Geelong Rd MOUNT CLEAR 3350	\$305,000	29/05/2017
3	6 Muller Ct MOUNT CLEAR 3350	\$300,050	20/12/2016

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
Land Size: 341 sqm approx
Agent Comments

Indicative Selling Price
\$309,000
Median House Price
June quarter 2017: \$270,000

Comparable Properties



10 Muller Ct MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 31/01/2017
Rooms: -
Property Type: House (Res)



1/1328 Geelong Rd MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 29/05/2017
Rooms: 7
Property Type: Townhouse (Single)



6 Muller Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$300,050
Method: Private Sale
Date: 20/12/2016
Rooms: -
Property Type: House
Land Size: 345 sqm approx