

## 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

11 Marina Drive, Mount Clear Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000

&

\$360,000

#### Median sale price

Median price \$334,000

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/04/2017

to

31/03/2018

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	1216 Geelong Rd MOUNT CLEAR 3350	\$365,000	14/10/2017
2	47 Haymes Rd MOUNT CLEAR 3350	\$345,000	07/07/2017
3	16 The Gums MOUNT CLEAR 3350	\$340,000	09/10/2017

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   
 1   
 2

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1019 sqm approx

Agent Comments

Sitting high and proud on the block is this elevated brick family home with tree top views from most rooms. Offering three bedrooms (WIR to bedroom 2 and plenty of storage in bedroom 1 and 3). The open plan kitchen meals and living has been beautifully and tastefully renovated with dishwasher, stainless steel gas cooktop, electric oven and plenty of storage. Family bathroom is spacious with a bath, over-sized shower, vanity and towel cupboard. Features of the home include polished timber floors, good quality carpets, freshly painted, gas heating plus split system cooling.

## Comparable Properties



**1216 Geelong Rd MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

3   
 1   
 1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 14/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1000 sqm approx



**47 Haymes Rd MOUNT CLEAR 3350 (VG)**

Agent Comments

3   
 -   
 -

**Price:** \$345,000

**Method:** Sale

**Date:** 07/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 778 sqm approx



**16 The Gums MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$340,000

**Method:** Private Sale

**Date:** 09/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 976 sqm approx