

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 8 Grandison Avenue, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$330,000 & \$350,000

Median sale price

Median price \$378,000 Property type House Suburb Mount Clear

Period - From 01/09/18 to 31/08/19 Source CoreLogic

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
13 Grandison Avenue, Mount Clear Vic	\$349,950	25/03/19
113 Mansfield Avenue, Mount Clear Vic 3350	\$350,000	07/11/18
1 Samann Court, Mount Clear Vic 3350	\$331,000	24/10/18

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: 24/09/19