

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

3 Pages Court, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$535,000

&

\$560,000

Median sale price

Median price

\$415,000

Property Type

House

Suburb

Mount Clear

Period - From

08/01/2020

to

07/01/2021

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	30 Olympic Av MOUNT CLEAR 3350	\$560,000	11/07/2019
2	24 Canadian Cr CANADIAN 3350	\$545,000	22/06/2020
3			

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.~~

This Statement of Information was prepared on:

08/01/2021 14:25



4 2 2

Property Type: House
Land Size: 990 sqm approx
Agent Comments

Indicative Selling Price
\$535,000 - \$560,000
Median House Price
08/01/2020 - 07/01/2021: \$415,000

Comparable Properties



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

4 2 6

Price: \$560,000
Method: Private Sale
Date: 11/07/2019
Rooms: 6
Property Type: House
Land Size: 799 sqm approx



24 Canadian Cr CANADIAN 3350 (REI/VG) **Agent Comments**

4 2 2

Price: \$545,000
Method: Private Sale
Date: 22/06/2020
Rooms: 5
Property Type: House
Land Size: 727 sqm approx

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.