

## 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 20 Yarra Gum Place, 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 \$595,000 & \$620,000

#### Median sale price

Median price \$378,000 House X Unit Suburb or locality Mount Clear

Period - From 01/10/2018 to 31/12/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

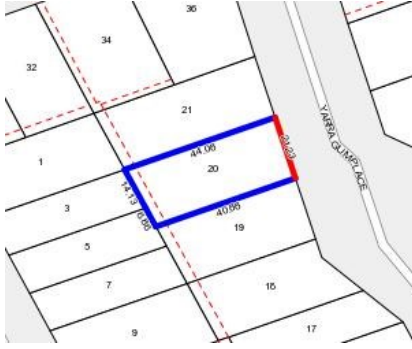
A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10 Yarra Gum PI MOUNT CLEAR 3350	\$640,000	05/12/2018
2	3 Ryder Ct CANADIAN 3350	\$620,000	19/01/2018
3	3 Sully Ct MOUNT CLEAR 3350	\$595,000	15/12/2017

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.~~

20 Yarra Gum Place, Mount Clear Vic 3350



**Rooms:**  
**Property Type:** Land  
**Land Size:** 893 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000 - \$620,000  
**Median House Price**  
December quarter 2018: \$378,000

## Comparable Properties



**10 Yarra Gum Pl MOUNT CLEAR 3350 (REI/VG)** Agent Comments



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 05/12/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 1526 sqm approx



**3 Ryder Ct CANADIAN 3350 (REI/VG)**

Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 19/01/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 888 sqm approx



**3 Sully Ct MOUNT CLEAR 3350 (REI/VG)**

Agent Comments



**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 15/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 973 sqm approx