

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 1/1171a Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$295,000 & \$315,000

Median sale price

Median price \$275,000 House Unit X Suburb Mount Clear

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

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

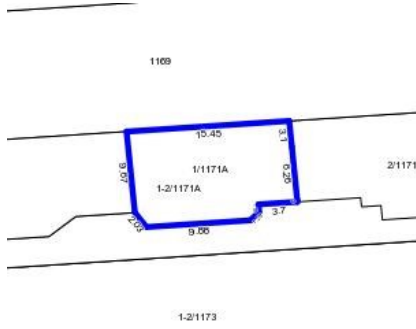
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/24 Olympic Av MOUNT CLEAR 3350	\$329,000	01/11/2018
2	1a Heather Av MOUNT CLEAR 3350	\$320,000	01/08/2018
3	25 Regency Dr MOUNT CLEAR 3350	\$316,111	10/09/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

1/1171a Geelong Road, Mount Clear Vic 3350



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$295,000 - \$315,000
Median Unit Price
Year ending December 2018: \$275,000

Comparable Properties



1/24 Olympic Av MOUNT CLEAR 3350 (VG) [Agent Comments](#)



Price: \$329,000
Method: Sale
Date: 01/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1a Heather Av MOUNT CLEAR 3350 (REI/VG) [Agent Comments](#)



Price: \$320,000
Method: Private Sale
Date: 01/08/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 272 sqm approx



25 Regency Dr MOUNT CLEAR 3350 (REI/VG) [Agent Comments](#)



Price: \$316,111
Method: Private Sale
Date: 10/09/2018
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 331 sqm approx