

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 932 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$408,000 House X Unit Suburb or locality Mount Clear

Period - From 01/07/2018 to 30/09/2018 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	15 Mcmanus Dr MOUNT PLEASANT 3350	\$515,000	04/10/2018
2	406 Joseph St CANADIAN 3350	\$485,000	26/03/2018
3	1310 Geelong Rd MOUNT CLEAR 3350	\$410,000	30/05/2018

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.~~

932 Geelong Road, Mount Clear Vic 3350



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1151 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median House Price
September quarter 2018: \$408,000

Comparable Properties



15 Mcmanus Dr MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 04/10/2018
Rooms: 5
Property Type: House
Land Size: 1172 sqm approx



406 Joseph St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 26/03/2018
Rooms: -
Property Type: House
Land Size: 1483 sqm approx



1310 Geelong Rd MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 30/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 844 sqm approx