

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

13 Hermitage Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$475,000 Property Type House Suburb Mount Clear

Period - From 01/07/2019 to 30/09/2019 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 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
1	16 Belmar Cr CANADIAN 3350	\$350,000	14/02/2019
2	118 Mansfield Av MOUNT CLEAR 3350	\$330,000	10/10/2019
3	10 Sangria Ct MOUNT CLEAR 3350	\$325,000	11/12/2018

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 18 months.~~

This Statement of Information was prepared on:

02/12/2019 16:25



 3  1  5

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



16 Belmar Cr CANADIAN 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$350,000

Method: Private Sale

Date: 14/02/2019

Property Type: House

Land Size: 416 sqm approx



118 Mansfield Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$330,000

Method: Private Sale

Date: 10/10/2019

Property Type: House

Land Size: 680 sqm approx



10 Sangria Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 3  -  -

Price: \$325,000

Method: Private Sale

Date: 11/12/2018

Rooms: 3

Property Type: House (Res)

Land Size: 706 sqm approx