

Statement of Information**Single residential property located outside the Melbourne metropolitan area****Sections 47AF of the Estate Agents Act 1980****Property offered for sale**Address
Including suburb and
postcode

4 Jones Avenue Mount Clear VIC 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$310,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,500

*House

*Unit

Suburb

Mount Clear

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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**

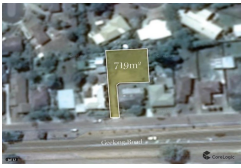
1335 Geelong Road Mount Clear VIC 3350	\$312,500	13-Nov-17
310 Lylia Avenue Mount Clear VIC 3350	\$297,000	27-Feb-19
19 The Gums Mount Clear VIC 3350	\$325,103	12-Sep-18

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.~~**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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McGrath

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1335 Geelong Road Mount Clear VIC 3350

4 2 1

Sold Price

\$312,500

Sold Date

13-Nov-17

Distance

0.11km



310 Lylia Avenue Mount Clear VIC 3350

3 1 1

Sold Price

\$297,000

Sold Date

27-Feb-19

Distance

0.11km



19 The Gums Mount Clear VIC 3350

3 1 1

Sold Price

\$325,103

Sold Date

12-Sep-18

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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