

Brad Maxwell

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Indicative Selling Price

\$429,000

Median House Price

Year ending March 2017: \$330,000



4
 3
 2

Rooms: 5**Property Type:** House (Res)**Land Size:** 909 sqm

Agent Comments

Set amongst the gums is this stand out property! Comprising of 4 beds 3 bath this home has room for all the family!! From the newly renovated kitchen features 900mm oven, dishwasher and stone benchtops through to the separate living quarters at the rear with its own access, perfect for the growing teenager or running a small business from home. The master bed has an Ensuite, (WIR) and generous size study. In addition to this, the home has another massive rumpus room or theatre room with its own balcony with sweeping views back into town!

Comparable Properties

**6 Platypus Dr MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

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 2

Price: \$478,000**Method:** Auction Sale**Date:** 06/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 800 sqm**42 Hocking Av MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

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 2
 2

Price: \$445,000**Method:** Private Sale**Date:** 18/10/2016**Rooms:** -**Property Type:** House**Land Size:** 803 sqm**429 Tinworth Av MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

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 3
 2

Price: \$429,000**Method:** Private Sale**Date:** 29/12/2016**Rooms:** 9**Property Type:** House (Res)**Land Size:** 909 sqm

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

2 Judith Grove, Mount Clear Vic 3350

Indicative selling price

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

Single price \$429,000

Median sale price

Median price \$330,000

House X

Suburb or locality Mount Clear

Period - From 01/04/2016

to 31/03/2017

Source REIV

Comparable property sales

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
6 Platypus Dr MOUNT CLEAR 3350	\$478,000	06/02/2017
42 Hocking Av MOUNT CLEAR 3350	\$445,000	18/10/2016
429 Tinworth Av MOUNT CLEAR 3350	\$429,000	29/12/2016