hockingstuart



Rooms: 5 Property Type: House (Res) Land Size: 909 sqm Agent Comments Brad Maxwell 03 53 292 511 0438 097 004 bmaxwell@hockingstuart.com.au

Indicative Selling Price \$429,000 Median House Price Year ending March 2017: \$330,000

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





429 Tinworth Av MOUNT CLEAR 3350 (REI/VG) Agent Comments



Property Type: House Land Size: 803 sqm

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

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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 andpostcode

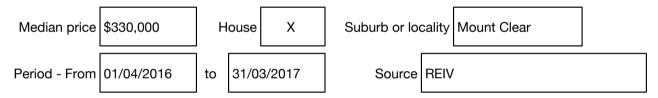
2 Judith Grove, Mount Clear Vic 3350

Indicative selling price

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

Single price \$429,000

Median sale price



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

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