

Trevor Petrie
03 5333 4322
0418 503 767
trevor@trevorpetrie.com.au



 4  2  2

Rooms: 8
Property Type: House
Agent Comments

Indicative Selling Price
\$369,950
Median House Price
Year ending June 2017: \$345,000

Comparable Properties



1 Hermitage Av MOUNT CLEAR 3350 (REI)

Agent Comments

 4  3  4

Price: \$395,000
Method: Private Sale
Date: 25/01/2016
Rooms: 5
Property Type: House (Res)
Land Size: 804 sqm approx



20 Tulloch Rise CANADIAN 3350 (REI)

Agent Comments

 4  2  2

Price: \$375,000
Method: Private Sale
Date: 30/06/2016
Rooms: 6
Property Type: House
Land Size: 645 sqm approx



1028 Geelong Rd MOUNT CLEAR 3350 (REI)

Agent Comments

 4  2  2

Price: \$365,000
Method: Private Sale
Date: 27/07/2016
Rooms: 5
Property Type: House (Res)

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 Glenvale Road, Mount Clear Vic 3350

Indicative selling price

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

Single price \$369,950

Median sale price

Median price \$345,000

House X

Suburb or locality Mount Clear

Period - From 01/07/2016

to 30/06/2017

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
1 Hermitage Av MOUNT CLEAR 3350	\$395,000	25/01/2016
20 Tulloch Rise CANADIAN 3350	\$375,000	30/06/2016
1028 Geelong Rd MOUNT CLEAR 3350	\$365,000	27/07/2016