

#### Property offered for sale

Address: 394 Yankee Flat Road Navigators

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$675,000 & \$715,000

#### Median sale price

Median price: \$349,000 House Suburb: Mount Clear  
Period - From: 01/01/2018 to 01/03/2018 Source: REA

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 516 Navigators Rd NAVIGATORS

4 2 2

A lifestyle setting with quality pastures; this fabulous 20 acres property and family home creates a sanctuary to be enjoyed for

**Sold by Private Sale** \$610,000  
**Date Sold** 03/11/2017  
**Land** 80,940 SqM



#### 606 Lal Lal St BUNINYONG

4 2 3

Overlooking the Buninyong township this amazing 4-bedroom family home offers 31 squares of unrivalled quality living. This

**Sold by Private Sale** \$685,000  
**Date Sold** 21/10/2017  
**Land** 1,666 SqM



#### 301 Scott St BUNINYONG

4 2

'Jeffcott was built in 1872 and is full of charm and character. Once known as a doctors surgery and home to a district midwife,

**Sold by Private Sale** \$725,000  
**Date Sold** 24/11/2017  
**Land** 1,214 SqM

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.