

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

25 Sailors Gully Boulevard, Mount Clear Vic 3350

Indicative selling price

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

Range between \$240,000

&

\$250,000

Median sale price

Median price \$345,000

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/07/2016

to

30/06/2017

Source REIV

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 eighteen 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	17 Greenhaven Ct MOUNT CLEAR 3350	\$260,000	21/02/2017
2	7 Carnaby Way CANADIAN 3350	\$255,000	16/06/2016
3	21 Greenhaven Ct MOUNT CLEAR 3350	\$200,000	18/07/2016

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 eighteen months.



Rooms:

Property Type: Land

Land Size: 2004 sqm approx

Agent Comments

Comparable Properties

17 Greenhaven Ct MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$260,000

Method: Sale

Date: 21/02/2017

Rooms: -

Property Type: Land

Land Size: 1122 sqm approx



7 Carnaby Way CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$255,000

Method: Private Sale

Date: 16/06/2016

Rooms: -

Property Type: Land

Land Size: 984 sqm approx



21 Greenhaven Ct MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$200,000

Method: Private Sale

Date: 18/07/2016

Rooms: -

Property Type: Land