



3   2   1-2

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Agent Comments**

**Indicative Selling Price**  
 \$305,000 - \$320,000  
**Median Unit Price**  
 Year ending March 2017: \$255,000

## Comparable Properties



**1/501 Bradshaw St BALLARAT CENTRAL 3350** **Agent Comments**  
 (REI)

3   2   2

**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 09/08/2016  
**Rooms:** 6  
**Property Type:** Townhouse (Single)



**5/908 Geelong Rd CANADIAN 3350 (REI)** **Agent Comments**

3   2   2

**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 24/05/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**1/816 Geelong Rd CANADIAN 3350 (VG)** **Agent Comments**

3   -   -

**Price:** \$300,000  
**Method:** Sale  
**Date:** 14/01/2016  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (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

1-4 13 Tinworth Avenue, Mount Clear Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$305,000 & \$320,000

#### Median sale price

Median price \$255,000 Unit 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
1/501 Bradshaw St BALLARAT CENTRAL 3350	\$310,000	09/08/2016
5/908 Geelong Rd CANADIAN 3350	\$300,000	24/05/2017
1/816 Geelong Rd CANADIAN 3350	\$300,000	14/01/2016