



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

118 Elsworth St.E CANADIAN 3350 (VG) Agent Comments



Price: \$219,000

Method: Sale

Date: 06/01/2017

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 31090 sqm approx



10 Greenhaven Ct MOUNT CLEAR 3350 (VG) Agent Comments



Price: \$200,000

Method: Sale

Date: 02/08/2016

Rooms: -

Property Type: Land

Land Size: 2725 sqm approx

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

\$250,000

&

\$260,000

Median sale price

Median price

\$348,000

House

X

Suburb or locality

Mount Clear

Period - From

01/01/2017

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
17 Greenhaven Ct MOUNT CLEAR 3350	\$260,000	21/02/2017
118 Elsworth St.E CANADIAN 3350	\$219,000	06/01/2017
10 Greenhaven Ct MOUNT CLEAR 3350	\$200,000	02/08/2016