

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

6 Quinta Drive, Mount Clear 3350

Indicative selling price

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

Single price \$* or range between \$380,000 & \$400,000

Median sale price

Median price \$345,000 *House *Unit Suburb or locality

Period - From to Source

Comparable property sales

A* 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
8 Kirwan Close, Mount Clear 3350	\$392,000	08/03/2017
2/10a Cartledge Avenue, Mount Clear 3350	\$390,000	27/05/2017
7 Imperial Way, Canadian 3350	\$390,000	25/08/2016