## hockingstuart

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> Indicative Selling Price \$415,000 - \$419,000 Median House Price March quarter 2017: \$348,000





Rooms:

**Property Type:** House (Res) **Land Size:** 909 sqm approx

**Agent Comments** 



Set amongst the gums is this stand out property! Comprising of 4 beds 3 bath this home has room for all the family!! From the newly renovated kitchen features 900mm oven, dishwasher and stone benchtops through to the separate living quarters at the rear with its own access, perfect for the growing teenager or running a small business from home. The master bed has an Ensuite, (WIR) and generous size study. In addition to this, the home has another massive rumpus room or theatre room with its own balcony with sweeping views back into town!

### Comparable Properties



6 Platypus Dr MOUNT CLEAR 3350 (REI/VG)

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Price: \$478,000 Method: Auction Sale Date: 06/02/2017

Rooms: -

Property Type: House (Res) Land Size: 800 sqm approx



Price: \$445,000

Method: Private Sale

Date: 18/10/2016

Rooms: -

Property Type: House
Land Size: 803 sqm approx



Agent Comments

Agent Comments

**Agent Comments** 









**Price:** \$435,000 **Method:** Private Sale **Date:** 20/04/2017

Rooms: 7

Property Type: House Land Size: 799 sqm approx

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#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

P	ro	per	tv	offei	ed	for	sale
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Address	2 Judith Grove, Mount Clear Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$415,000	&	\$419,000
Range between	\$415,000	&	\$419,000

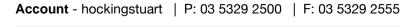
#### Median sale price

Median price	\$348,000	H	ouse X	Suburb or loc	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
6 Platypus Dr MOUNT CLEAR 3350	\$478,000	06/02/2017
42 Hocking Av MOUNT CLEAR 3350	\$445,000	18/10/2016
32 Olympic Av MOUNT CLEAR 3350	\$435,000	20/04/2017







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