

Brad Maxwell

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**Indicative Selling Price**

\$415,000 - \$419,000

**Median House Price**

March quarter 2017: \$348,000



4   
 3   
 2

**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)**

Agent Comments

4   
 2   
 2

**Price:** \$478,000**Method:** Auction Sale**Date:** 06/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 800 sqm approx**42 Hocking Av MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$445,000**Method:** Private Sale**Date:** 18/10/2016**Rooms:** -**Property Type:** House**Land Size:** 803 sqm approx**32 Olympic Av MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$435,000**Method:** Private Sale**Date:** 20/04/2017**Rooms:** 7**Property Type:** House**Land Size:** 799 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

2 Judith Grove, 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

\$415,000

&amp;

\$419,000

**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
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