

Brendon Van Eyk
 P (03)5622 3333
 M 0439 973 310
 E brendon.vaneyk@harcourts.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1059 Hazeldean Road Cloverlea VIC 3822

4 2 2

Indicative Selling Price

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

Single Price \$649,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 5 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.

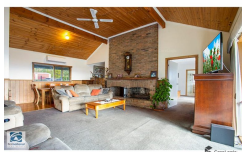


400 Bull Swamp Road Bona Vista VIC 3820

3 1 1

Sold Price **\$580,000** Sold Date **14-Dec-18**

Distance **2.78km**



890 Darnum-Allambee Road Cloverlea VIC 3822

4 2 3

Sold Price **\$700,000** Sold Date **25-Aug-18**

Distance **3.02km**



65 Fowlers Road Ellinbank VIC 3821

3 2 2

Sold Price **\$835,000** Sold Date **29-Jun-18**

Distance **4.79km**

RS = Recent sale UN = Undisclosed Sale

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