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	11 Henry Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between	$610,000	&	$640,000

Median sale price

Median price	$490,250	Property Type	House	Suburb	Mount Clear
Period - From	01/12/2020	to	30/11/2021	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

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
1	36 Olympic Av MOUNT CLEAR 3350	$614,700	23/09/2021
2	19 Hale Av MOUNT CLEAR 3350	$561,000	15/03/2021
3	3 Semillon Gr MOUNT CLEAR 3350	$560,000	27/09/2021

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:	01/12/2021 11:50

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Property Type: Land

Agent Comments

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Comparable Properties

36 Olympic Av MOUNT CLEAR 3350 (REI)

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Price: $614,700
Method: Private Sale
Date: 23/09/2021
Property Type: House (Res)
Land Size: 1044 sqm approx

Agent Comments

19 Hale Av MOUNT CLEAR 3350 (REI/VG)

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Price: $561,000
Method: Private Sale
Date: 15/03/2021
Property Type: House
Land Size: 643 sqm approx

Agent Comments

3 Semillon Gr MOUNT CLEAR 3350 (REI)

🛏 3   🛁 1   🚗 2

Price: $560,000
Method: Private Sale
Date: 27/09/2021
Property Type: House
Land Size: 617 sqm approx

Agent Comments