

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 and
postcode

11 HENRY AVENUE MOUNT CLEAR VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Mount Clear

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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

1/20 OLYMPIC AVENUE MOUNT CLEAR VIC 3350	\$575,000	07-Oct-24
14 MANSFIELD AVENUE MOUNT CLEAR VIC 3350	\$651,000	02-Dec-24
25 HERMITAGE AVENUE MOUNT CLEAR VIC 3350	\$657,000	16-Jul-24

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.~~

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Mitch Baker

M 0448748032

E mitch.baker@raywhite.com



**1/20 OLYMPIC AVENUE MOUNT
CLEAR VIC 3350**

3 2 -

Sold Price

\$575,000

Sold Date **07-Oct-24**

Distance

0.8km



**14 MANSFIELD AVENUE MOUNT
CLEAR VIC 3350**

4 2 2

Sold Price

^{RS} **\$651,000**

Sold Date **02-Dec-24**

Distance

1.06km



**25 HERMITAGE AVENUE MOUNT
CLEAR VIC 3350**

4 2 -

Sold Price

\$657,000

Sold Date **16-Jul-24**

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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