

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

14 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

\$135,000

&

\$145,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$160,000

Property type

Land

Suburb

Mount Clear

Period-from

01 Jan 2019

to

31 Dec 2019

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

12 Henry Avenue Mount Clear VIC 3350	\$120,000	12-Feb-19
16 Henry Avenue Mount Clear VIC 3350	\$127,500	12-Mar-19
8 Henry Avenue Mount Clear VIC 3350	\$120,000	21-Aug-18

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: 21 January 2020


12 Henry Avenue Mount Clear VIC 3350

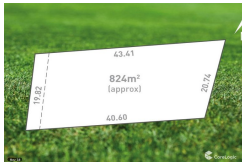
Sold Price

\$120,000

Sold Date

12-Feb-19
 4  2  -

Distance

0.02km

16 Henry Avenue Mount Clear VIC 3350

Sold Price

\$127,500

Sold Date

12-Mar-19
 4  2  -

Distance

0.02km

8 Henry Avenue Mount Clear VIC 3350

Sold Price

\$120,000

Sold Date

21-Aug-18
 -  -  -

Distance

0.05km

23 Regency Drive Mount Clear VIC 3350

Sold Price

\$129,000

Sold Date

02-Oct-18
 4  2  -

Distance

0.18km

1335A Geelong Road Mount Clear VIC 3350

Sold Price

\$145,000

Sold Date

22-Nov-18
 4  2  -

Distance

0.55km

1 Fairy Wren Circuit Mount Clear VIC 3350

Sold Price

\$163,000

Sold Date

06-Jan-20
 -  -  -

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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**7 Jabiru Close Mount Clear VIC
3350**

 -  -  -

Sold Price

\$140,000

Sold Date

22-Oct-19

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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