

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

21 TINWORTH 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Mount Clear

Period-from

01 Feb 2024

to

31 Jan 2025

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

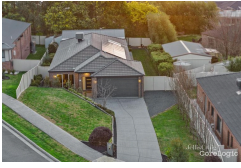
Date of sale

42 KIRBY AVENUE CANADIAN VIC 3350	\$670,000	21-Oct-24
16 TIMBERTOP DRIVE MOUNT HELEN VIC 3350	\$670,000	03-May-24
503 SHERRARD STREET BLACK HILL VIC 3350	\$680,000	08-Aug-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.~~

This Statement of Information was prepared on: 10 February 2025



**42 KIRBY AVENUE CANADIAN VIC
3350**

 4  2  2

Sold Price

\$670,000

Sold Date

21-Oct-24

Distance

0.83km



**16 TIMBERTOP DRIVE MOUNT
HELEN VIC 3350**

 4  2  4

Sold Price

Sold Date

03-May-24

Distance

3.68km



**503 SHERRARD STREET BLACK
HILL VIC 3350**

 4  2  2

Sold Price

\$680,000

Sold Date

08-Aug-24

Distance

4.62km

RS = Recent sale

UN = Undisclosed Sale

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