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	10 Henry Avenue, Mount Clear Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$260,000

Median sale price

Median price	\$320,000	Pro	perty Type	Vacan	nt land		Suburb	Mount Clear
Period - From	05/12/2024	to	04/12/2025		So	urce	Property	[,] Data

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

Add	dress of comparable property	Price	Date of sale
1	25 St Martins PI MOUNT CLEAR 3350	\$290,000	06/01/2025
2	21 St Martins PI MOUNT CLEAR 3350	\$295,000	14/03/2025
3	5 Imperial Way CANADIAN 3350	\$270,000	11/11/2025

OR

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

This Statement of Information was prepared on:	05/12/2025 15:27





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> **Indicative Selling Price** \$260,000 **Median Land Price**

05/12/2024 - 04/12/2025: \$320,000



Property Type: Land Land Size: 673 sqm approx **Agent Comments**

Comparable Properties

25 St Martins PI MOUNT CLEAR 3350 (REI)

Agent Comments

Price: \$290,000 Method:

Date: 06/01/2025 Property Type: Land

21 St Martins PI MOUNT CLEAR 3350 (REI)



Agent Comments

Agent Comments

Price: \$295,000 Method:

Date: 14/03/2025 Property Type: Land



5 Imperial Way CANADIAN 3350 (REI)





Price: \$270,000 Method: Private Sale Date: 11/11/2025 Property Type: Land Land Size: 532 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408





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