

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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Mount Clear

Period-from

01 May 2024

to

30 Apr 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

23 ST MARTINS ROAD MOUNT CLEAR VIC 3350	\$310,000	12-Jun-24
16 PARKSIDE ROAD DELACOMBE VIC 3356	\$305,000	01-Jul-24
122 TAIT STREET BONSHAW VIC 3352	\$305,000	19-Mar-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: 01 May 2025



**23 ST MARTINS ROAD MOUNT
CLEAR VIC 3350**

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Sold Price

\$310,000

Sold Date

12-Jun-24

Distance

1.09km



**16 PARKSIDE ROAD DELACOMBE
VIC 3356**

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Sold Price

\$305,000

Sold Date

01-Jul-24

Distance

4.02km



**122 TAIT STREET BONSHAW VIC
3352**

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Sold Price

Sold Date

19-Mar-24

Distance

3.7km

RS = Recent sale

UN = Undisclosed Sale

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