

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 or
locality and postcode

19 Yarra Gum Place, Mount Clear Vic 3350

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$545,000

Property Type House

Suburb Mount Clear

Period - From 01/04/2024

to 30/06/2024

Source REIV

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	16 Horwood Dr MOUNT CLEAR 3350	\$752,000	24/10/2023
2	7 Eilish Ct MOUNT HELEN 3350	\$750,000	02/10/2023
3	8 Valley Dr CANADIAN 3350	\$745,000	15/09/2023

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:

07/08/2024 14:11

Hannah Baker

0353334322

0457988876

hannah@trevorpetrie.com.au

Indicative Selling Price

\$745,000

Median House Price

June quarter 2024: \$545,000



 4  2  2

Rooms: 9

Property Type: House

Land Size: 825 sqm approx

Agent Comments

Comparable Properties



16 Horwood Dr MOUNT CLEAR 3350 (REI/VG) **Agent Comments**

 4  2  2

Price: \$752,000

Method: Private Sale

Date: 24/10/2023

Property Type: House

Land Size: 711 sqm approx



7 Eilish Ct MOUNT HELEN 3350 (VG) **Agent Comments**

 4  -  -

Price: \$750,000

Method: Sale

Date: 02/10/2023

Property Type: House (Res)

Land Size: 800 sqm approx



8 Valley Dr CANADIAN 3350 (REI) **Agent Comments**

 4  2  4

Price: \$745,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 778 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922