

# 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

2/1 Glenvale Road, Mount Clear Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$300,000

&

\$320,000

### Median sale price

Median price \$370,000

Property Type Unit

Suburb Mount Clear

Period - From 12/03/2024

to

11/03/2025

Source 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	Price	Date of sale
1	1/5 Olive Gr MOUNT CLEAR 3350	\$310,000	24/01/2025
2	1/15 Hermitage Av MOUNT CLEAR 3350	\$290,000	20/11/2024
3	3/418 Joseph St CANADIAN 3350	\$325,000	14/08/2024

**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:

12/03/2025 17:41



**Rooms:** 3  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$300,000 - \$320,000  
**Median Unit Price**  
12/03/2024 - 11/03/2025: \$370,000

## Comparable Properties



**1/5 Olive Gr MOUNT CLEAR 3350 (REI/VG)**

**Agent Comments**



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 24/01/2025  
**Property Type:** Unit  
**Land Size:** 341 sqm approx



**1/15 Hermitage Av MOUNT CLEAR 3350 (REI)**

**Agent Comments**



**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 20/11/2024  
**Property Type:** Unit  
**Land Size:** 97 sqm approx



**3/418 Joseph St CANADIAN 3350 (REI/VG)**

**Agent Comments**



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 14/08/2024  
**Property Type:** Unit  
**Land Size:** 211 sqm approx