Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/1 Glenvale Road, 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

Range between \$300,000	&	\$320,000
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Median sale price

Median price	\$370,000	Pro	perty Type	Jnit		Suburb	Mount Clear
Period - From	12/03/2024	to	11/03/2025	Sc	ource	Property	v 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

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



Date of sale



Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

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

Rooms: 3

Property Type: House **Agent Comments**



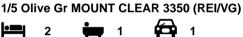
Comparable Properties



2







Price: \$310,000 Method: Private Sale Date: 24/01/2025 Property Type: Unit

Land Size: 341 sqm approx

Agent Comments



1/15 Hermitage Av MOUNT CLEAR 3350 (REI)

2





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)







Price: \$325,000 Method: Private Sale Date: 14/08/2024 Property Type: Unit

Land Size: 211 sqm approx

Agent Comments



