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

38 HAYMES ROAD MOUNT CLEAR VIC 3350

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	3000000	&	\$710,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$500,000	Property type	House	Suburb	Mount Clear					

30 Apr 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2024

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.

to

Address of comparable property	Price	Date of sale	
14 MANSFIELD AVENUE MOUNT CLEAR VIC 3350	\$651,000	27-Nov-24	
21 TINWORTH AVENUE MOUNT CLEAR VIC 3350	\$680,000	05-Mar-25	
16 TIMBERTOP DRIVE MOUNT HELEN VIC 3350	\$670,000	03-May-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: 12 May 2025



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2.49km

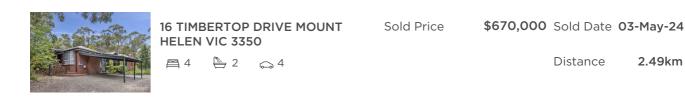
Oscar Currell

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	14 MANSFIELD AVENUE MOUNTCLEAR VIC 3350□ 4□ 2□ 2	Sold Price	\$651,000	Sold Date	27-Nov-24 0.94km
	21 TINWORTH AVENUE MOUNT CLEAR VIC 3350 $\square 4 \supseteq 2 \bigcirc 3$	Sold Price	\$680,000	Sold Date Distance	05-Mar-25 1.21km
Benelogik					



RS = Recent sale UN = Undisclosed Sale

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