

# 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

25 Henry Avenue, Mount Clear Vic 3350

### Indicative selling price

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

Range between \$1,650,000 & \$1,700,000

### Median sale price

Median price \$515,000 Property Type House Suburb Mount Clear

Period - From 18/03/2023 to 17/03/2024 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	9 Yarra Gum PI MOUNT CLEAR 3350	\$1,900,000	18/05/2023
2	13 Greenhaven Ct MOUNT CLEAR 3350	\$1,370,000	08/03/2024
3	13 Lavery Av MOUNT CLEAR 3350	\$1,215,000	16/05/2023

**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: 18/03/2024 11:00

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**Indicative Selling Price**

\$1,650,000 - \$1,700,000

**Median House Price**

18/03/2023 - 17/03/2024: \$515,000



**Property Type:** Land (Res)

**Land Size:** 1019 sqm approx

Agent Comments

## Comparable Properties



**9 Yarra Gum PI MOUNT CLEAR 3350 (VG)**

Agent Comments



**Price:** \$1,900,000

**Method:** Sale

**Date:** 18/05/2023

**Property Type:** House (Res)



**13 Greenhaven Ct MOUNT CLEAR 3350 (REI)**

Agent Comments



**Price:** \$1,370,000

**Method:** Private Sale

**Date:** 08/03/2024

**Property Type:** House

**Land Size:** 2570 sqm approx



**13 Lavery Av MOUNT CLEAR 3350 (REI/VG)**

Agent Comments



**Price:** \$1,215,000

**Method:** Private Sale

**Date:** 16/05/2023

**Property Type:** House (Res)

**Land Size:** 1025 sqm approx

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