

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

14 HENRY AVENUE MOUNT CLEAR VIC 3350

Indicative selling price

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

Single Price

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Mount Clear

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

25 ST MARTINS ROAD MOUNT CLEAR VIC 3350	\$290,000	06-Jan-25
23 ST MARTINS ROAD MOUNT CLEAR VIC 3350	\$310,000	12-Jun-24
4 YOUNG STREET GOLDEN POINT VIC 3350	\$285,000	31-Jan-25

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: 05 September 2025



**25 ST MARTINS ROAD MOUNT
CLEAR VIC 3350**

 -  -  -

Sold Price

\$290,000

Sold Date

06-Jan-25

Distance

1.1km



**23 ST MARTINS ROAD MOUNT
CLEAR VIC 3350**

 -  -  -

Sold Price

\$310,000

Sold Date

12-Jun-24

Distance

1.09km



**4 YOUNG STREET GOLDEN POINT
VIC 3350**

 -  -  -

Sold Price

\$285,000

Sold Date

31-Jan-25

Distance

4.16km

RS = Recent sale

UN = Undisclosed Sale

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