

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

40 OLYMPIC 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

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

House

Suburb

Mount Clear

Period-from

01 Jan 2025

to

31 Dec 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

13 PLATYPUS DRIVE MOUNT CLEAR VIC 3350	\$680,000	19-Sep-25
50 CARTLEDGE AVENUE MOUNT CLEAR VIC 3350	\$660,000	16-Dec-25
25 HERMITAGE AVENUE MOUNT CLEAR VIC 3350	\$657,000	16-Jul-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.~~

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**13 PLATYPUS DRIVE MOUNT
CLEAR VIC 3350**

4 2 2

Sold Price **\$680,000** Sold Date **19-Sep-25**

Distance **0.23km**



**50 CARTLEDGE AVENUE MOUNT
CLEAR VIC 3350**

4 2 2

Sold Price ^{RS} **\$660,000** Sold Date **16-Dec-25**

Distance **1.23km**



**25 HERMITAGE AVENUE MOUNT
CLEAR VIC 3350**

4 2 2

Sold Price **\$657,000** Sold Date **16-Jul-24**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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