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	5/209 Tinworth Avenue, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $375,000 & $395,000

Median sale price

Median price $372,000 Property Type Unit Suburb Mount Clear

Period - From 01/01/2024 to 31/12/2024 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	6/115a Mansfield Av MOUNT CLEAR 3350	$408,000	07/02/2025
2	4/1010 Geelong Rd MOUNT CLEAR 3350	$370,000	24/01/2025
3	5/146 Mansfield Av MOUNT CLEAR 3350	$382,500	30/09/2024

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: 07/03/2025 13:52

5/209 Tinworth Avenue, Mount Clear Vic 3350



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$375,000 - $395,000
Median Unit Price
Year ending December 2024: $372,000

Comparable Properties



6/115a Mansfield Av MOUNT CLEAR 3350 (REI)

2 1 1

Price: $408,000
Method: Private Sale
Date: 07/02/2025
Property Type: Townhouse (Single)

Agent Comments



4/1010 Geelong Rd MOUNT CLEAR 3350 (REI)

2 1 1

Price: $370,000
Method: Private Sale
Date: 24/01/2025
Property Type: Unit

Agent Comments



5/146 Mansfield Av MOUNT CLEAR 3350 (REI/VG)

2 1 1

Price: $382,500
Method: Private Sale
Date: 30/09/2024
Property Type: House (Res)
Land Size: 478 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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