

# 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

4/5 Fincham Street, Mount Pleasant 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 \$325,000 & \$340,000

### Median sale price

Median price \$370,500 Property Type Unit Suburb Mount Pleasant

Period - From 01/10/2023 to 30/09/2024 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 | 2/40 Spencer St SEBASTOPOL 3356 | \$342,000 | 18/09/2024   |
| 2 | 2/1 Cromwell St SEBASTOPOL 3356 | \$350,000 | 17/06/2024   |
| 3 | 2/322 Joseph St CANADIAN 3350   | \$347,000 | 07/06/2024   |

**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:

17/12/2024 15:26



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**Rooms:** 5  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$325,000 - \$340,000  
**Median Unit Price**  
Year ending September 2024: \$370,500

## Comparable Properties



**2/40 Spencer St SEBASTOPOL 3356 (VG)**

**Agent Comments**

2   -   -

**Price:** \$342,000  
**Method:** Sale  
**Date:** 18/09/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**2/1 Cromwell St SEBASTOPOL 3356 (VG)**

**Agent Comments**

2   -   -

**Price:** \$350,000  
**Method:** Sale  
**Date:** 17/06/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**2/322 Joseph St CANADIAN 3350 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$347,000  
**Method:** Private Sale  
**Date:** 07/06/2024  
**Property Type:** Townhouse (Single)

**Account -** Fletchers | P: 03 5333 4797