Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4/5 Fincham Street, Mount Pleasant Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$370,500	Pro	perty Type	Jnit		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

	aress of comparable property	1 1100	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



Date of sale







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)

Price: \$342,000 Method: Sale Date: 18/09/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/1 Cromwell St SEBASTOPOL 3356 (VG)



Agent Comments

Price: \$350,000 Method: Sale Date: 17/06/2024

Property Type: Flat/Unit/Apartment (Res)



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



Price: \$347,000 Method: Private Sale

Date: 07/06/2024 Property Type: Townhouse (Single) **Agent Comments**

Account - Fletchers | P: 03 5333 4797





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