

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

1 Flockhart Street, Mount Pleasant Vic 3350

Indicative selling price

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

Single price

\$455,000

Median sale price

Median price

\$250,000

Property Type

Unit

Suburb

Mount Pleasant

Period - From

21/07/2019

to

20/07/2020

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	2/1 Pryor St MOUNT PLEASANT 3350	\$255,000	01/04/2019
2	6/209 Leith St REDAN 3350	\$245,000	24/04/2019
3	4/810 Humffray St.S MOUNT PLEASANT 3350	\$234,500	26/06/2019

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:

21/07/2020 14:37

1 Flockhart Street, Mount Pleasant Vic 3350



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Indicative Selling Price

\$455,000

Median Unit Price

21/07/2019 - 20/07/2020: \$250,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/1 Pryor St MOUNT PLEASANT 3350 (REI/VG) **Agent Comments**

2 1 1

Price: \$255,000

Method: Private Sale

Date: 01/04/2019

Property Type: Unit



6/209 Leith St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$245,000

Method: Private Sale

Date: 24/04/2019

Property Type: Unit



4/810 Humffray St.S MOUNT PLEASANT 3350 (REI/VG) **Agent Comments**

2 1 1

Price: \$234,500

Method: Private Sale

Date: 26/06/2019

Rooms: 4

Property Type: Unit

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.