Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	101 Morton 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

Range between	\$460,000	&	\$480,000
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Median sale price

Median price	\$460,000	Property Type		House		Suburb	Mount Pleasant
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

Add	dress of comparable property	Price	Date of sale
1	620 Tress St GOLDEN POINT 3350	\$470,000	22/08/2024
2	320 Skipton St BALLARAT CENTRAL 3350	\$494,000	23/05/2024
3	825 Bond St MOUNT PLEASANT 3350	\$465,000	02/01/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 09:29













Property Type: Agent Comments

Indicative Selling Price \$460,000 - \$480,000 **Median House Price** Year ending December 2024: \$460,000

Comparable Properties



620 Tress St GOLDEN POINT 3350 (REI/VG)

Price: \$470,000 Method: Private Sale Date: 22/08/2024 Property Type: House

Land Size: 720 sqm approx

Agent Comments



320 Skipton St BALLARAT CENTRAL 3350 (VG)



Agent Comments

Price: \$494,000 Method: Sale Date: 23/05/2024

Property Type: House (Res) Land Size: 305 sqm approx

825 Bond St MOUNT PLEASANT 3350 (REI/VG)







Price: \$465,000 Method: Private Sale Date: 02/01/2024 Property Type: House Land Size: 817 sqm approx **Agent Comments**

Account - Fletchers | P: 03 5333 4797





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