

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

101 Morton Street, Mount Pleasant Vic 3350

Indicative selling price

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

Range between \$460,000 & \$480,000

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	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 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 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)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 22/08/2024
Property Type: House
Land Size: 720 sqm approx



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)

Agent Comments



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

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