

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 and
postcode

1101 HUMFFRAY STREET SOUTH MOUNT PLEASANT VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Mount Pleasant

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

220 ELSWORTH STREET WEST MOUNT PLEASANT VIC 3350	\$525,000	13-Oct-21
214B ELSWORTH STREET WEST MOUNT PLEASANT VIC 3350	\$502,000	04-Oct-21
214A ELSWORTH STREET WEST MOUNT PLEASANT VIC 3350	\$500,000	30-Sep-21

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: 09 March 2022



**220 ELSWORTH STREET WEST
MOUNT PLEASANT VIC 3350**

4 2 2

Sold Price

\$525,000

Sold Date

13-Oct-21

Distance

0.7km



**214B ELSWORTH STREET WEST
MOUNT PLEASANT VIC 3350**

4 2 2

Sold Price

\$502,000

Sold Date

04-Oct-21

Distance

0.73km



**214A ELSWORTH STREET WEST
MOUNT PLEASANT VIC 3350**

4 2 2

Sold Price

\$500,000

Sold Date

30-Sep-21

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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