

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

8 Newhaven Close, Mount Pleasant Vic 3350

Indicative selling price

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

Range between

\$370,000

&

\$385,000

Median sale price

Median price

\$290,000

Property Type

Unit

Suburb

Mount Pleasant

Period - From

14/05/2020

to

13/05/2021

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	3/717a Bond St MOUNT PLEASANT 3350	\$400,000	26/03/2021
2	5/5 Kenny St BALLARAT EAST 3350	\$380,000	26/03/2021
3	4/822 Geelong Rd CANADIAN 3350	\$365,000	29/04/2021

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:

14/05/2021 18:24



Property Type:

Divorce/Estate/Family Transfers

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



3/717a Bond St MOUNT PLEASANT 3350 (VG) Agent Comments



Price: \$400,000

Method: Sale

Date: 26/03/2021

Property Type: Flat/Unit/Apartment (Res)



5/5 Kenny St BALLARAT EAST 3350 (VG) Agent Comments



Price: \$380,000

Method: Sale

Date: 26/03/2021

Property Type: Flat/Unit/Apartment (Res)



4/822 Geelong Rd CANADIAN 3350 (REI) Agent Comments



Price: \$365,000

Method: Private Sale

Date: 29/04/2021

Property Type: Apartment