

STATEMENT OF INFORMATION

60 MAGPIE STREET, MOUNT PLEASANT, VIC 3350

PREPARED BY DON HANLON, PRDNATIONWIDE BALLARAT, PHONE: 0429 199 158

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



60 MAGPIE STREET, MOUNT PLEASANT,

4 2 1

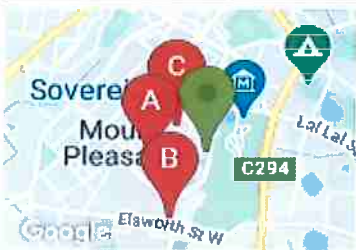
Indicative Selling Price

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

Price Range: \$585,000 to \$620,000

Provided by: Don Hanlon, PRDnationwide Ballarat

MEDIAN SALE PRICE



MOUNT PLEASANT, VIC, 3350

Suburb Median Sale Price (House)

\$493,000

01 January 2021 to 31 December 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

Health and Wellbeing at Property Inspections & Auctions

Time and Location: The health of our clients, agents and our staff is of our utmost priority. To ensure our meetings, inspections and auctions are safe and secure, we have implemented strict safety measures.

All attendees are required to wear a mask and maintain social distancing.

Temperature checks will be conducted for all attendees.

Disinfectant will be used on all surfaces and common areas.

Social distancing will be maintained at all times.

Personal Protective Equipment (PPE) will be provided for all attendees.

11 TRETHOWAN ST, MOUNT PLEASANT, VIC

4 2 2

Sale Price

****\$690,000**

Sale Date: 28/01/2022

Distance from Property: 392m



6 BRITTAIN ST, MOUNT PLEASANT, VIC 3350

4 2 3

Sale Price

\$630,000

Sale Date: 30/09/2021

Distance from Property: 568m



415 GLADSTONE ST, GOLDEN POINT, VIC 3350

2 1 2

Sale Price

\$565,000

Sale Date: 03/11/2021

Distance from Property: 283m



This report has been compiled on 15/02/2022 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

60 MAGPIE STREET, MOUNT PLEASANT, VIC 3350

Indicative selling price

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

Price Range:

\$585,000 to \$620,000

Median sale price

Median price

\$493,000

Property type

House

Suburb

MOUNT PLEASANT

Period

01 January 2021 to 31 December 2021

Source

 pricfinder

Comparable property sales

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

11 TRETOWAN ST, MOUNT PLEASANT, VIC 3350	**\$690,000	28/01/2022
6 BRITTAIN ST, MOUNT PLEASANT, VIC 3350	\$630,000	30/09/2021
415 GLADSTONE ST, GOLDEN POINT, VIC 3350	\$565,000	03/11/2021

This Statement of Information was prepared on:

15/02/2022