

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 \$475,000 & \$495,000

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	841 Laurie St MOUNT PLEASANT 3350	\$455,000	07/01/2025
2	827 Laurie St MOUNT PLEASANT 3350	\$525,000	10/09/2024
3	18a Fawkner St BALLARAT CENTRAL 3350	\$515,000	02/09/2024

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:

22/01/2025 09:54



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Rooms: 7
Property Type: House
Land Size: 689 sqm approx
 Agent Comments

Indicative Selling Price
 \$475,000 - \$495,000
Median House Price
 Year ending December 2024: \$460,000

Comparable Properties



841 Laurie St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$455,000
Method: Private Sale
Date: 07/01/2025
Property Type: House
Land Size: 615 sqm approx



827 Laurie St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$525,000
Method: Private Sale
Date: 10/09/2024
Property Type: House (Res)
Land Size: 587 sqm approx



18a Fawkner St BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$515,000
Method: Private Sale
Date: 02/09/2024
Property Type: House

Account - Fletchers | P: 03 5333 4797