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 betweer	n \$475,000		&		\$495,000				
Median sale price									
Median price	\$460,000	Pro	Property Type Hous		ISE		Suburb	Mount Pleasant	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress 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









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) 1 1 1 1 Price: \$455,000 Method: Private Sale Date: 07/01/2025 Property Type: House Land Size: 615 sqm approx	Agent Comments
827 Laurie St MOUNT PLEASANT 3350 (REI/VG) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
18a Fawkner St BALLARAT CENTRAL 3350 (REI) 1 3 1 Price: \$515,000 Method: Private Sale Date: 02/09/2024 Property Type: House	Agent Comments

Account - Fletchers | P: 03 5333 4797



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