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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