

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

9 Sykes Avenue, Mount Pleasant 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$420,000 & \$440,000

Median sale price

Median price

\$371,350

Property type

House

Suburb

Mount Pleasant

Period - From

01/11/2019

to

31/10/2020

Source

Corelogic

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
203 Campbells Crescent, Redan 3350	\$445,000	06/03/2020
712 Laurie Street, Mount Pleasant 3350	\$420,000	15/10/2020
317 Tinworth Avenue, Mount Clear 3350	\$430,000	14/03/2020

This Statement of Information was prepared on: 17/11/2020