

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

25 Fraser Street, Mount Pleasant Vic 3350

Indicative selling price

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

Range between

\$440,000

&

\$450,000

Median sale price

Median price

\$460,000

Property Type

House

Suburb

Mount Pleasant

Period - From

30/11/2022

to

29/11/2023

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	5 Haigh PI MOUNT PLEASANT 3350	\$500,000	26/05/2023
2	6 Veronica PI MOUNT PLEASANT 3350	\$455,000	15/10/2022
3	1 Veronica PI MOUNT PLEASANT 3350	\$450,000	01/07/2022

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:

30/11/2023 10:22

Lisa Horvat

03 5324 2408

0400 533 667

lisa@ballaratpropertyagents.com.au

Indicative Selling Price

\$440,000 - \$450,000

Median House Price

30/11/2022 - 29/11/2023: \$460,000



Property Type: House (New - Detached)

Agent Comments

Comparable Properties



5 Haigh PI MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 26/05/2023

Property Type: House

Land Size: 412 sqm approx



6 Veronica PI MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



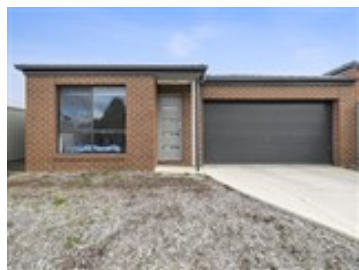
Price: \$455,000

Method: Private Sale

Date: 15/10/2022

Property Type: House

Land Size: 348 sqm approx



1 Veronica PI MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 01/07/2022

Property Type: House

Land Size: 348 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408