

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 9 McManus Drive Mount Pleasant

Indicative selling price

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

Range between: \$375,000 & \$395,000

Median sale price

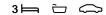
Median price: \$373,000 House Suburb: Mount Pleasant Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



13 Mcmanus Dr MOUNT PLEASANT Sold by Private Sale \$355,000 Date Sold 19/01/2018 Land 1,041 SqM





8 Talgarno Ct MOUNT PLEASANT Sold by Private Sale \$407,000 Date Sold 01/08/2018 Land 720 SqM





18 Mcmanus Dr MOUNT PLEASANT

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Located only minutes to Ballarats CBD this beautifully presented home will be sure to impress every type of buyer. This home

Sold by Private Sale \$410,000 Date Sold 31/05/2018 Land 923 SqM