

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

3



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

4



18 Mcmanus Dr
MOUNT PLEASANT
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

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