

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

27 Lightfoot 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 \$430,000 & \$450,000

Median sale price

Median price \$415,000 Property type House Suburb Mount Pleasant

Period - From 01/07/2020 to 30/06/2021 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
301 Rubicon Street, Sebastopol 3356	\$445,000	29/04/2021
32 Harbour Drive, Sebastopol 3356	\$445,500	22/06/2021

This Statement of Information was prepared on: 08/07/2021