

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 HEALES STREET, MOUNT PLEASANT,  4  1  -

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



MOUNT PLEASANT, VIC, 3350

Suburb Median Sale Price (House)

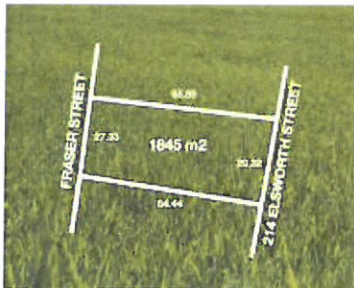
\$305,000

01 July 2016 to 30 June 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



214 ELSWORTH ST, MOUNT PLEASANT, VIC  4  1  2

Sale Price

***\$250,000**

Sale Date: 13/06/2017

Distance from Property: 429m



35 FRASER ST, MOUNT PLEASANT, VIC 3350  4  2  2

Sale Price

***\$325,000**

Sale Date: 06/06/2017

Distance from Property: 290m



2 MANNA GUM HTS, MOUNT PLEASANT, VIC  4  2  2

Sale Price

***\$335,000**

Sale Date: 29/05/2017

Distance from Property: 544m



This report has been compiled on 11/08/2017 by Geoff Sewell Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 HEALES STREET, MOUNT PLEASANT, VIC 3350

Indicative selling price

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

Price Range:

Median sale price

Median price

\$305,000

House

☒

Unit

☐

Suburb

MOUNT PLEASANT

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

Comparable property sales

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
214 ELSWORTH ST, MOUNT PLEASANT, VIC 3350	*\$250,000	13/06/2017
35 FRASER ST, MOUNT PLEASANT, VIC 3350	*\$325,000	06/06/2017
2 MANNA GUM HTS, MOUNT PLEASANT, VIC 3350	*\$335,000	29/05/2017