

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

2/707 Humffray Street South, Mount Pleasant Vic 3350

Indicative selling price

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

Range between \$319,000 & \$329,000

Median sale price

Median price \$229,750 Property Type Unit Suburb Mount Pleasant

Period - From 01/04/2019 to 31/03/2020 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	10/406 Bradshaw St GOLDEN POINT 3350	\$350,000	18/09/2019
2	2/4 Dunn St GOLDEN POINT 3350	\$345,000	22/10/2019
3	3/519 Bond St GOLDEN POINT 3350	\$329,000	15/10/2019

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:

22/06/2020 11:50



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Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



10/406 Bradshaw St GOLDEN POINT 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$350,000

Method: Private Sale

Date: 18/09/2019

Property Type: House



2/4 Dunn St GOLDEN POINT 3350 (REI/VG)

Agent Comments

2 2 1

Price: \$345,000

Method: Private Sale

Date: 22/10/2019

Property Type: Unit



3/519 Bond St GOLDEN POINT 3350 (VG)

Agent Comments

3 - -

Price: \$329,000

Method: Sale

Date: 15/10/2019

Property Type: Unit