

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

45 Fraser Street, Mount Pleasant Vic 3350

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$600,000

Property Type House

Suburb Mount Pleasant

Period - From 01/10/2023

to 31/12/2023

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	5 Haigh PI MOUNT PLEASANT 3350	\$500,000	26/05/2023
2	907 Geelong Rd CANADIAN 3350	\$490,000	25/07/2023
3	10 Horwood Dr MOUNT CLEAR 3350	\$480,000	20/12/2023

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:

14/03/2024 10:54



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Property Type: House
Land Size: 360 sqm approx
Agent Comments

Indicative Selling Price
\$485,000

Median House Price
December quarter 2023: \$600,000

Comparable Properties



5 Haigh PI MOUNT PLEASANT 3350 (REI/VG) **Agent Comments**

4 2 2

Price: \$500,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 412 sqm approx



907 Geelong Rd CANADIAN 3350 (REI/VG) **Agent Comments**

4 2 2

Price: \$490,000
Method: Private Sale
Date: 25/07/2023
Property Type: House
Land Size: 411 sqm approx



10 Horwood Dr MOUNT CLEAR 3350 (REI/VG) **Agent Comments**

4 2 2

Price: \$480,000
Method: Private Sale
Date: 20/12/2023
Property Type: House
Land Size: 612 sqm approx