

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

720 Tress Street Mount Pleasant VIC 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,000

*House

X

*Unit

Suburb

Mount Pleasant

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

722 Tress Street Mount Pleasant VIC 3350	\$372,119	30-Apr-18
704 Tress Street Mount Pleasant VIC 3350	\$376,000	29-Nov-18
615 Barkly Street Golden Point VIC 3350	\$370,000	15-Jan-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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722 Tress Street Mount Pleasant VIC 3350

2 1 1

Sold Price

\$372,119

Sold Date **30-Apr-18**

Distance **0.01km**



704 Tress Street Mount Pleasant VIC 3350

3 1 1

Sold Price

\$376,000

Sold Date **29-Nov-18**

Distance **0.12km**



615 Barkly Street Golden Point VIC 3350

4 1 -

Sold Price

\$370,000

Sold Date **15-Jan-19**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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