

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

18 Sykes Avenue, Mount Pleasant Vic 3350

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$460,000

Property Type House

Suburb Mount Pleasant

Period - From 01/01/2024

to 31/12/2024

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	16 Victoria St SEBASTOPOL 3356	\$315,000	08/01/2025
2	75 Yarrowee St SEBASTOPOL 3356	\$300,000	04/01/2025
3	5 Linaker La GOLDEN POINT 3350	\$350,000	23/10/2024

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:

22/01/2025 11:20

18 Sykes Avenue, Mount Pleasant Vic 3350



Phil Petrie

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Indicative Selling Price

\$350,000

Median House Price

Year ending December 2024: \$460,000



3 2 2

Property Type: Land

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



16 Victoria St SEBASTOPOL 3356 (REI)

Agent Comments

2 1 -

Price: \$315,000

Method: Private Sale

Date: 08/01/2025

Property Type: House

Land Size: 755 sqm approx



75 Yarrowee St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 1

Price: \$300,000

Method: Private Sale

Date: 04/01/2025

Property Type: House



5 Linaker La GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$350,000

Method: Private Sale

Date: 23/10/2024

Property Type: House

Land Size: 730 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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