

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

319a Elsworth Street West, Mount Pleasant Vic 3350

Indicative selling price

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

Range between

\$375,000

&

\$385,000

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Mount Pleasant

Period - From

16/10/2022

to

15/10/2023

Source

REIV

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
1	1/723 Tress St MOUNT PLEASANT 3350	\$387,500	07/06/2023
2	1/827 Humffray St.S MOUNT PLEASANT 3350	\$380,000	17/07/2023
3	1/3 Verdon St SEBASTOPOL 3356	\$365,000	13/07/2023

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.~~

This Statement of Information was prepared on:

16/10/2023 10:25



Property Type: Land

Land Size: 324 sqm approx

Agent Comments

Comparable Properties

1/723 Tress St MOUNT PLEASANT 3350 (VG)

Agent Comments



Price: \$387,500

Method: Sale

Date: 07/06/2023

Property Type: Flat/Unit/Apartment (Res)



1/827 Humffray St.S MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 17/07/2023

Property Type: Unit

Land Size: 452 sqm approx



1/3 Verdon St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 13/07/2023

Property Type: Unit

Land Size: 265 sqm approx