

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

12a Gillanders Road, Mount Pleasant Vic 3350

Indicative selling price

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

Range between

\$190,000

&

\$200,000

Median sale price*

Median price

Property Type

Suburb

Mount Pleasant

Period - From

to

Source

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	8 Gillanders Rd MOUNT PLEASANT 3350	\$240,000	21/06/2021
2	1103 Humffray St.S MOUNT PLEASANT 3350	\$176,950	25/05/2021
3	27 Sykes Av MOUNT PLEASANT 3350	\$172,950	27/07/2021

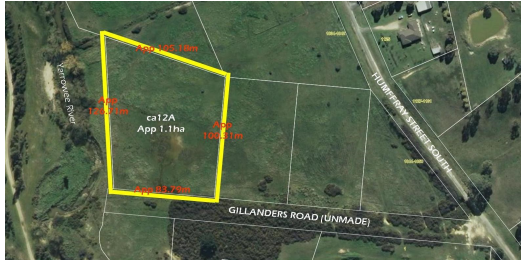
OR

~~**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:

08/11/2022 13:36

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 11100 sqm approx
Agent Comments

Indicative Selling Price
\$190,000 - \$200,000
No median price available

Comparable Properties



8 Gillanders Rd MOUNT PLEASANT 3350 (REI) **Agent Comments**



Price: \$240,000
Method: Private Sale
Date: 21/06/2021
Property Type: Land (Res)
Land Size: 6117 sqm approx



1103 Humffray St.S MOUNT PLEASANT 3350 (VG) **Agent Comments**



Price: \$176,950
Method: Sale
Date: 25/05/2021
Property Type: Land
Land Size: 413 sqm approx



27 Sykes Av MOUNT PLEASANT 3350 (VG) **Agent Comments**



Price: \$172,950
Method: Sale
Date: 27/07/2021
Property Type: Land
Land Size: 458 sqm approx