

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

20 Flockhart Street, Mount Pleasant Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$600,000

Median sale price

Median price \$290,000

House

X

Unit

Suburb or locality

Mount Pleasant

Period - From 01/04/2017

to

31/03/2018

Source REIV

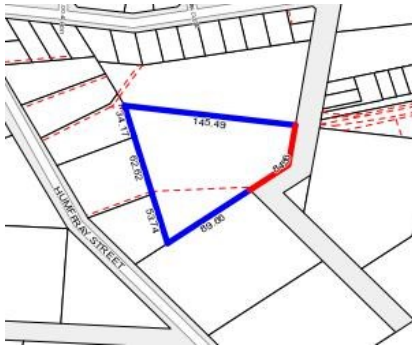
Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	23 Flockhart St MOUNT PLEASANT 3350	\$665,000	05/09/2017
2	22 Flockhart St MOUNT PLEASANT 3350	\$585,000	10/05/2018
3	62 Magpie St MOUNT PLEASANT 3350	\$520,000	25/08/2017

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 eighteen months.



Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 12080 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$600,000
Median House Price
Year ending March 2018: \$290,000

Comparable Properties

23 Flockhart St MOUNT PLEASANT 3350 (VG) **Agent Comments**



Price: \$665,000
Method: Sale
Date: 05/09/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 6747 sqm approx



22 Flockhart St MOUNT PLEASANT 3350 (REI) **Agent Comments**



Price: \$585,000
Method: Private Sale
Date: 10/05/2018
Rooms: 6
Property Type: House



62 Magpie St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 25/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 4001 sqm approx