

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4/23 Flockhart Street, Mount Pleasant Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$342,000

&

\$352,000

### Median sale price

Median price

\$385,250

Property Type

House

Suburb

Mount Pleasant

Period - From

12/09/2018

to

11/09/2019

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	45 Fraser St MOUNT PLEASANT 3350	\$357,000	20/02/2019
2	41 Fraser St MOUNT PLEASANT 3350	\$355,000	20/03/2019
3	222 Elsworth St.W MOUNT PLEASANT 3350	\$350,000	07/11/2018

**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:

16/09/2019

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**Indicative Selling Price**

\$342,000 - \$352,000

**Median House Price**

12/09/2018 - 11/09/2019: \$385,250



4 Haigh Place

4   
 2   
 2

**Property Type:**

Agent Comments

These off the plan JG King builds offer an opportunity that is rarely proposed to the market – A full turn-key package (Including Landscaping, Fencing, even your letterbox!) for a competitive price. Eligible for the First Home Buyers grant, whilst also offering an appealing yield for investors, these quality builds will suit all arrays of buyers. Some of the inclusions include 2550mm Ceilings, Stone Benchtops, Split System & Façade upgrades (render etc). Situated on its own title in the quiet pocket of Mount Pleasant.

## Comparable Properties

**45 Fraser St MOUNT PLEASANT 3350 (REI/VG)** Agent Comments

4   
 2   
 2

**Price:** \$357,000**Method:** Private Sale**Date:** 20/02/2019**Property Type:** House**Land Size:** 359 sqm approx**41 Fraser St MOUNT PLEASANT 3350 (REI/VG)** Agent Comments

4   
 2   
 -

**Price:** \$355,000**Method:** Private Sale**Date:** 20/03/2019**Property Type:** House**Land Size:** 330 sqm approx**222 Elsworth St.W MOUNT PLEASANT 3350 (REI/VG)** Agent Comments

4   
 2   
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**Price:** \$350,000**Method:** Private Sale**Date:** 07/11/2018**Property Type:** House**Land Size:** 357 sqm approx