

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 1 McManus Drive Mount Pleasant

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$495,000 & \$520,000

Median sale price

Median price: \$373,000 House Suburb: Mount Pleasant
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

Comparable property sales

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.

**712 Tress St
MOUNT PLEASANT**

3 2 3

Straight off the bat you are blown away with this outstanding Victorian home. The lacework on the facade is everything a period

Sold by Auction \$485,000
Date Sold 09/07/2018
Land 613 SqM

**15 Mcmanus Dr
MOUNT PLEASANT**

4 2 2

This spacious family home and generous landscaped allotment flaunts expansive living and entertaining domains for all-scale

Sold by Private Sale \$515,000
Date Sold 04/10/2018
Land 1,172 SqM

**713 Tress St
MOUNT PLEASANT**

4 2 4

This beautiful home is situated on approximately 1051m2 of fully landscaped gardens, in the highly sought after Tress Street. As

Sold by Private Sale \$525,000
Date Sold 07/05/2018
Land 1,051 SqM