

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 and
postcode

714 Tress Street Mount Pleasant VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

House

Suburb

Mount Pleasant

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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

712 Tress Street Mount Pleasant VIC 3350	\$610,500	20-Nov-20
713 Laurie Street Mount Pleasant VIC 3350	\$600,000	23-Mar-21
417 Cobden Street Mount Pleasant VIC 3350	\$615,000	14-Dec-20

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.~~

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McGrath

Sean Toohey
P 0353000000
M 0400506881
E seantoohey@mcgrath.com.au



712 Tress Street Mount Pleasant VIC 3350 Sold Price **\$610,500** Sold Date **20-Nov-20**

3 2 3

Distance **0.02km**



713 Laurie Street Mount Pleasant VIC 3350 Sold Price **\$600,000** Sold Date **23-Mar-21**

3 1 2

Distance **0.05km**



417 Cobden Street Mount Pleasant VIC 3350 Sold Price **\$615,000** Sold Date **14-Dec-20**

5 1 1

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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