

# 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

204 Morton Street, Mount Pleasant Vic 3350

### Indicative selling price

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

Range between \$425,000 & \$450,000

### Median sale price

Median price \$465,000 Property Type House Suburb Mount Pleasant

Period - From 01/07/2022 to 30/06/2023 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	3 Kent St SEBASTOPOL 3356	\$443,000	21/02/2022
2	827 Bond St MOUNT PLEASANT 3350	\$435,000	07/12/2022
3	7 Heales St MOUNT PLEASANT 3350	\$425,000	01/09/2022

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:

18/07/2023 10:48



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 604 sqm approx

Agent Comments

## Comparable Properties



**3 Kent St SEBASTOPOL 3356 (REI/VG)**

Agent Comments



**Price:** \$443,000

**Method:** Private Sale

**Date:** 21/02/2022

**Property Type:** House

**Land Size:** 644 sqm approx



**827 Bond St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments



**Price:** \$435,000

**Method:** Private Sale

**Date:** 07/12/2022

**Property Type:** House

**Land Size:** 627 sqm approx



**7 Heales St MOUNT PLEASANT 3350 (REI/VG)** Agent Comments



**Price:** \$425,000

**Method:** Private Sale

**Date:** 01/09/2022

**Property Type:** House

**Land Size:** 544 sqm approx