

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

821 Bond Street, Mount Pleasant Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$225,000

Median sale price

Median price \$290,600 House ☒ Unit ☐ Suburb or locality Mount Pleasant

Period - From 01/01/2017 to 31/12/2017 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	110 Cobden St MOUNT PLEASANT 3350	\$232,000	06/11/2017
2	617 Tress St GOLDEN POINT 3350	\$230,000	29/11/2017
3	411 Barkly St GOLDEN POINT 3350	\$225,000	04/09/2017

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.

821 Bond Street, Mount Pleasant Vic 3350



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Indicative Selling Price

\$225,000

Median House Price

Year ending December 2017: \$290,600



Rooms:

Property Type: House (Res)

Land Size: 322 sqm approx

Agent Comments

Comparable Properties



110 Cobden St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$232,000

Method: Private Sale

Date: 06/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 361 sqm approx



617 Tress St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$230,000

Method: Private Sale

Date: 29/11/2017

Rooms: -

Property Type: House

Land Size: 581 sqm approx



411 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$225,000

Method: Private Sale

Date: 04/09/2017

Rooms: 3

Property Type: House

Land Size: 329 sqm approx