

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

14 Sykes Avenue, Mount Pleasant Vic 3350

Indicative selling price

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

Range between

\$330,000

&

\$363,000

Median sale price

Median price

\$368,000

Property Type

House

Suburb

Mount Pleasant

Period - From

03/12/2019

to

02/12/2020

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	10 Heales St MOUNT PLEASANT 3350	\$385,000	24/11/2020
2	827 Laurie St MOUNT PLEASANT 3350	\$375,000	19/05/2020
3	6a Trethowan St MOUNT PLEASANT 3350	\$365,000	04/02/2020

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:

03/12/2020 12:33



3 1 2

Property Type: House
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$363,000
Median House Price
03/12/2019 - 02/12/2020: \$368,000

Comparable Properties



10 Heales St MOUNT PLEASANT 3350 (REI)

Agent Comments

3 1 -

Price: \$385,000
Method: Private Sale
Date: 24/11/2020
Property Type: House
Land Size: 531 sqm approx



827 Laurie St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$375,000
Method: Private Sale
Date: 19/05/2020
Property Type: House
Land Size: 588 sqm approx



6a Trethowan St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$365,000
Method: Private Sale
Date: 04/02/2020
Rooms: 4
Property Type: House (Res)
Land Size: 554 sqm approx