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

3 Haigh Place 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	\$499,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$188,475	Prop	erty type		Land	Suburb	Mount Pleasant
Period-from	01 Jan 2021	to	31 Dec 2	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	
214A Elsworth Street West Mount Pleasant VIC 3350	\$500,000	12-Oct-21	
214B Elsworth Street West Mount Pleasant VIC 3350	\$502,000	04-Oct-21	
220 Elsworth Street West Mount Pleasant VIC 3350	\$525,000	13-Oct-21	

OR

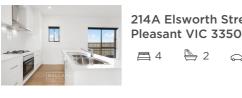
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24 January 2022



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214A Elsworth Street West Mount Pleasant VIC 3350			Sold Price	^{RS} \$500,000	Sold Date	12-Oct-21
昌 4	2 🚔	<u>ධ</u> 2			Distance	0.46km



T	214B Elsworth Street West Mount Pleasant VIC 3350		Sold Price	^{RS} \$502,000	Sold Date	04-Oct-21	
	酉 4	2	ç _⇒ 2			Distance	0.45km



220 Elsworth Street West Mount Pleasant VIC 3350		Sold Price	\$525,000	\$525,000 Sold Date		
圔 4	2	ç ⊋ 2			Distance	0.43km

RS = Recent sale UN = Undisclosed Sale

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