

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

1-4/703 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

\$785,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Mount Pleasant

Period-from

01 Jun 2021

to

31 May 2022

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

16 PALING STREET BALLARAT NORTH VIC 3350	\$782,000	30-Jun-21
412 GILLIES STREET NORTH WENDOUREE VIC 3355	\$742,500	01-Jul-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: 03 June 2022



**16 PALING STREET BALLARAT
NORTH VIC 3350**

 8  1  -

Sold Price **\$782,000** Sold Date **30-Jun-21**

Distance **4.01km**



**412 GILLIES STREET NORTH
WENDOUREE VIC 3355**

 4  1  1

Sold Price **\$742,500** Sold Date **01-Jul-21**

Distance **5.88km**

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

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