

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

25A Flockhart Street, Mount Pleasant

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$230,000

&

\$250,000

Median sale price

Median price

\$200,000

Property type

Land

Suburb

Mount Pleasant

Period - From

01-03-2021

to

28-02-2022

Source

Corelogic

Comparable property sales

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 |
|---|-----------|--------------|
| 12 Fincham Street Mount Pleasant VIC 3350 | \$246,000 | 26-10-2021 |
| 1 Yarrowee Parade Redan VIC 3350 | \$240,000 | 04-03-2022 |
| 3 Kirby Avenue Canadian VIC 3350 | \$300,000 | 30-09-2021 |

This Statement of Information was prepared on:

29-03-2022