## 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

10 Madelia Court, Mount Pleasant Vic 3350

#### Indicative selling price

For the meaning	of this price see co	nsumer.vic.gov.au	u/underquoting			
Range betweer	n \$285000	&	\$295,000			
Median sale price*						
Median price	P	Property Type	Suburb Mount Pleasant			
Period - From	to		Source			

#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	726 Geelong Rd CANADIAN 3350	\$269,950	20/03/2024
2			
3			

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.

This Statement of Information was prepared on:

18/04/2024 16:03

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Land **Land Size:** 557 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> Indicative Selling Price \$295,000 - \$310,000 No median price available

# **Comparable Properties**





Price: \$269,950 Method: Private Sale Date: 20/03/2024 Property Type: Land (Res) Land Size: 965 sqm approx Agent Comments

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.

Account - Ballarat Property Agents | P: 03 5324 2408

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