

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

2/5 Fincham Street, Mount Pleasant Vic 3350

Indicative selling price

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

Range between \$355,000 & \$370,000

Median sale price

Median price \$370,500 Property Type Unit Suburb Mount Pleasant

Period - From 01/10/2023 to 30/09/2024 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	3/908 Geelong Rd CANADIAN 3350	\$395,000	12/12/2024
2	3/519 Bond St GOLDEN POINT 3350	\$390,000	20/09/2024
3	1/5 Fincham St MOUNT PLEASANT 3350	\$361,000	23/05/2024

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:

17/12/2024 15:23



3 1 2

Rooms: 6
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$355,000 - \$370,000
Median Unit Price
Year ending September 2024: \$370,500

Comparable Properties



3/908 Geelong Rd CANADIAN 3350 (REI)

Agent Comments

3 1 2

Price: \$395,000
Method: Private Sale
Date: 12/12/2024
Property Type: Townhouse (Single)
Land Size: 254 sqm approx



3/519 Bond St GOLDEN POINT 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$390,000
Method: Private Sale
Date: 20/09/2024
Property Type: Townhouse (Res)
Land Size: 264 sqm approx



1/5 Fincham St MOUNT PLEASANT 3350 (REI)

Agent Comments

3 1 2

Price: \$361,000
Method: Private Sale
Date: 23/05/2024
Rooms: 6
Property Type: Townhouse (Res)

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