

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

726 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

or range
between

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Mount Pleasant

Period-from

01 Oct 2021

to

30 Sep 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

720 LAURIE STREET MOUNT PLEASANT VIC 3350	\$625,000	29-Jul-22
634 BARKLY STREET GOLDEN POINT VIC 3350	\$625,000	17-Oct-22
613 URQUHART STREET BALLARAT CENTRAL VIC 3350	\$600,000	01-Oct-22

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: 21 October 2022


720 LAURIE STREET MOUNT PLEASANT VIC 3350

 3
  1
  1

Sold Price

\$625,000

Sold Date

29-Jul-22

Distance

0.11km

634 BARKLY STREET GOLDEN POINT VIC 3350

 3
  2
  1

Sold Price

^{RS} **\$625,000**

Sold Date

17-Oct-22

Distance

0.4km

613 URQUHART STREET BALLARAT CENTRAL VIC 3350

 3
  1
  1

Sold Price

^{RS} **\$600,000**

Sold Date

01-Oct-22

Distance

1.62km
RS = Recent sale

UN = Undisclosed Sale

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