Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 913 Barkly Street, Mount Pleasant Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$485,000		&		\$505,000			
Median sale price								
Median price	\$455,000	Pro	operty Type	Ηοι	ise		Suburb	Mount Pleasant
Period - From	13/02/2024	to	12/02/2025		So	urce	Property	/ Data

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.

Add	dress of comparable property	Price	Date of sale
1	303a Skipton St BALLARAT CENTRAL 3350	\$490,000	11/02/2025
2	628 Barkly St GOLDEN POINT 3350	\$485,000	19/09/2024
3	104 Yarrowee Pde REDAN 3350	\$485,000	19/08/2024

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:

13/02/2025 14:58



913 Barkly Street, Mount Pleasant Vic 3350



Jason Ingram 0488 471 614 jason.ingram@fletchers.net.au





Rooms: 5 Property Type: House Land Size: 591 sqm approx Agent Comments Indicative Selling Price \$485,000 - \$505,000 Median House Price 13/02/2024 - 12/02/2025: \$455,000

Comparable Properties

303a Skipton St BALLARAT CENTRAL 3350 (REI) Image: 1 1 Image: 1 1 Price: \$490,000 Method: Private Sale Date: 11/02/2025 Property Type: House Land Size: 393 sqm approx	Agent Comments
628 Barkly St GOLDEN POINT 3350 (VG) → 3 →	Agent Comments
104 Yarrowee Pde REDAN 3350 (REI/VG) Image: 3 Image: 2 Image: 3 Price: \$485,000 Method: Private Sale Date: 19/08/2024 Property Type: House (Res) Land Size: 514 sqm approx	Agent Comments

Account - Fletchers | P: 03 5333 4797



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