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 5 Blue Gum Court, Mount Pleasant Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$750,000		&		\$795,000					
Median sale p	rice									
Median price	\$460,000	Pro	operty Type	Hou	ISE		Suburb	Mount Pleasant		
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2 The Horizon MOUNT HELEN 3350	\$760,000	26/02/2024
2	3 Macarthur St SOLDIERS HILL 3350	\$785,000	05/02/2024
3	12 Brooksbank Ct BLACK HILL 3350	\$780,400	23/10/2023

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:

04/03/2025 11:31



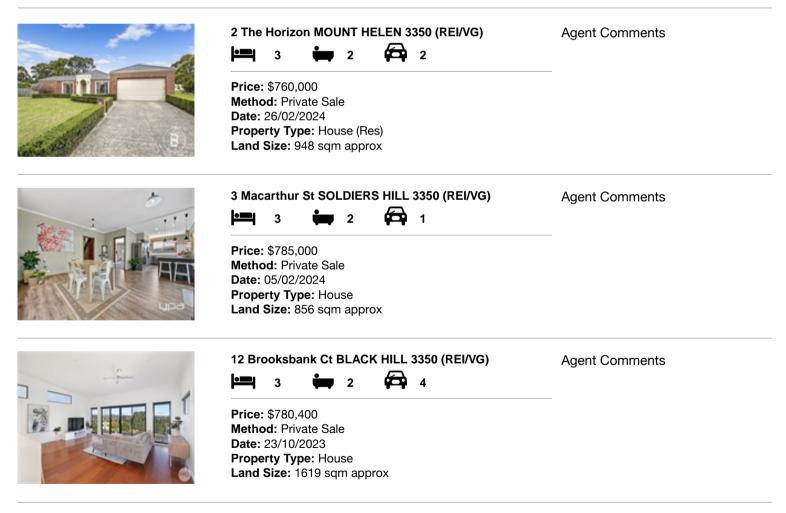






Property Type: House (Res) **Land Size:** 904 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$795,000 Median House Price Year ending December 2024: \$460,000

Comparable Properties



Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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