

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

407 Humffray Street South, Mount Pleasant Vic 3350

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$370,000 Property Type House Suburb Mount Pleasant

Period - From 08/12/2019 to 07/12/2020 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	122 Grant St GOLDEN POINT 3350	\$475,000	14/08/2019
2	315 Humffray St GOLDEN POINT 3350	\$429,500	28/07/2019
3	73 Peel St.S GOLDEN POINT 3350	\$420,000	22/05/2020

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:

08/12/2020 10:00



2 1 5

Rooms: 4

Property Type: HOUSE

Land Size: 744 sqm approx

Agent Comments

Sound and solid late 1940s brick veneer. Wonderful hardwood flooring, generous room sizes, loads of character with ample block space for large extension or unit development behind

Indicative Selling Price

\$410,000 - \$450,000

Median House Price

08/12/2019 - 07/12/2020: \$370,000

Comparable Properties



122 Grant St GOLDEN POINT 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$475,000

Method: Private Sale

Date: 14/08/2019

Rooms: 12

Property Type: House (Res)

Land Size: 257 sqm approx

315 Humffray St GOLDEN POINT 3350 (VG)

Agent Comments

3 - -

Price: \$429,500

Method: Sale

Date: 28/07/2019

Property Type: House (Res)

Land Size: 259 sqm approx



73 Peel St.S GOLDEN POINT 3350 (REI)

Agent Comments

3 1 2

Price: \$420,000

Method: Private Sale

Date: 22/05/2020

Rooms: 4

Property Type: House

Land Size: 285 sqm approx