

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

1/808 HUMFFRAY STREET SOUTH 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

\$365,000

&

\$401,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Mount Pleasant

Period-from

01 Aug 2021

to

31 Jul 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

2/633 BOND STREET GOLDEN POINT VIC 3350	\$410,000	08-Mar-22
1/107 LA TROBE STREET REDAN VIC 3350	\$362,000	17-Jun-22
5/209 LEITH STREET REDAN VIC 3350	\$365,978	11-Mar-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: 15 August 2022



2/633 BOND STREET GOLDEN POINT VIC 3350

2 1 1

Sold Price

\$410,000

Sold Date

08-Mar-22

Distance

0.48km



1/107 LA TROBE STREET REDAN VIC 3350

2 1 1

Sold Price

\$362,000

Sold Date

17-Jun-22

Distance

0.75km



5/209 LEITH STREET REDAN VIC 3350

2 1 1

Sold Price

\$365,978

Sold Date

11-Mar-22

Distance

1.23km



2/809 PLEASANT STREET SOUTH REDAN VIC 3350

2 1 1

Sold Price

\$400,000

Sold Date

24-Jun-22

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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