

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

1/827 Humffray Street South, Mount Pleasant Vic 3350

Indicative selling price

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

Range between \$375,000 & \$390,000

Median sale price

Median price \$425,000 Property Type Unit Suburb Mount Pleasant

Period - From 31/05/2022 to 30/05/2023 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	2/107a Larter St BALLARAT EAST 3350	\$405,000	01/03/2023
2	24a Birdwood Av SEBASTOPOL 3356	\$392,000	17/10/2022
3	15 Ron Ct CANADIAN 3350	\$375,000	06/12/2022

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:

31/05/2023 14:02

1/827 Humffray Street South, Mount Pleasant Vic 3350



2 1 0

Property Type: Unit
Land Size: 452 sqm approx
Agent Comments

Indicative Selling Price
\$375,000 - \$390,000
Median Unit Price
31/05/2022 - 30/05/2023: \$425,000

Comparable Properties



2/107a Larter St BALLARAT EAST 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$405,000
Method: Private Sale
Date: 01/03/2023
Property Type: Unit



24a Birdwood Av SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$392,000
Method: Private Sale
Date: 17/10/2022
Property Type: Townhouse (Single)
Land Size: 290 sqm approx



15 Ron Ct CANADIAN 3350 (REI/VG)

Agent Comments

2 2 1

Price: \$375,000
Method: Private Sale
Date: 06/12/2022
Property Type: Townhouse (Single)
Land Size: 185 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.