

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

301 Elsworth Street West, Mount Pleasant Vic 3350

Indicative selling price

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

Range between

\$349,000

&

\$370,000

Median sale price

Median price

\$365,000

Property Type

House

Suburb

Mount Pleasant

Period - From

24/11/2019

to

23/11/2020

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	829 Tress St MOUNT PLEASANT 3350	\$390,000	11/09/2019
2	6a Trethowan St MOUNT PLEASANT 3350	\$365,000	04/02/2020
3	8 Heales St MOUNT PLEASANT 3350	\$340,000	25/03/2020

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:

24/11/2020 12:02

301 Elsworth Street West, Mount Pleasant Vic 3350



Leigh Hutchinson

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Indicative Selling Price

\$349,000 - \$370,000

Median House Price

24/11/2019 - 23/11/2020: \$365,000



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 703 sqm approx

Agent Comments

Comparable Properties



829 Tress St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

3 1 6

Price: \$390,000

Method: Private Sale

Date: 11/09/2019

Property Type: House (Res)

Land Size: 647 sqm approx



6a Trethowan St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$365,000

Method: Private Sale

Date: 04/02/2020

Rooms: 4

Property Type: House (Res)

Land Size: 554 sqm approx



8 Heales St MOUNT PLEASANT 3350 (REI/VG) Agent Comments

3 1 2

Price: \$340,000

Method: Sale by Tender

Date: 25/03/2020

Property Type: House

Land Size: 505 sqm approx

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



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.