

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode

12 Madelia Court, Mount Pleasant, VIC 3350

## Indicative selling price

\$ 495,000 - \$535,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Median sale price

Median price  
\$ 345,000

House

\*Delete house or unit as applicable

Suburb  
MOUNT PLEASANT

Period  
25/08/2018 - 21/02/2019

Source  
Price Finder

## Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.