

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

7 Morton Street, Mount Pleasant Vic 3350

Indicative selling price

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

Range between

\$445,000

&

\$455,000

Median sale price

Median price

\$497,500

Property Type

House

Suburb

Mount Pleasant

Period - From

01/04/2023

to

31/03/2024

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	524 Drummond St.S REDAN 3350	\$480,500	02/12/2023
2	304 Elsworth St.W MOUNT PLEASANT 3350	\$465,000	06/03/2023
3	407a Darling St REDAN 3350	\$460,000	26/04/2024

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:

14/05/2024 09:37



 3  1  2

Property Type: House
Land Size: 505 sqm approx
Agent Comments

Indicative Selling Price
\$445,000 - \$455,000
Median House Price
Year ending March 2024: \$497,500

Comparable Properties



524 Drummond St.S REDAN 3350 (REI)

Agent Comments

 3  1  1

Price: \$480,500
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 389 sqm approx



304 Elsworth St.W MOUNT PLEASANT 3350 (REI)

Agent Comments

 3  2  1

Price: \$465,000
Method: Private Sale
Date: 06/03/2023
Property Type: House (Res)
Land Size: 745 sqm approx



407a Darling St REDAN 3350 (REI)

Agent Comments

 2  1  1

Price: \$460,000
Method: Private Sale
Date: 26/04/2024
Property Type: House
Land Size: 547 sqm approx