Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
-----------------	---------	----------

7 Morton Street, Mount Pleasant Vic 3350

Indicative selling price

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

narige between \$445,000 \\ \(\qqq \	Range between	\$445,000	&	\$455,000
---	---------------	-----------	---	-----------

Median sale price

Median price	\$497,500	Pro	perty 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

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



Date of sale







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)



Price: \$480,500 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 389 sqm approx

Agent Comments



304 Elsworth St.W MOUNT PLEASANT 3350

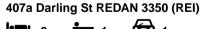
(REI)



Price: \$465,000 Method: Private Sale Date: 06/03/2023

Property Type: House (Res) Land Size: 745 sqm approx

Agent Comments









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

Account - Fletchers | P: 03 5333 4797



