

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

3/412 Cobden Street, Mount Pleasant Vic 3350

Indicative selling price

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

Range between \$375,000 & \$395,000

Median sale price

Median price \$290,000 Property Type Unit Suburb Mount Pleasant

Period - From 20/04/2020 to 19/04/2021 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	2/1119 Geelong Rd MOUNT CLEAR 3350	\$385,000	01/12/2020
2	1 Lauderdale Av ALFREDTON 3350	\$382,000	16/12/2020
3	8 Bentley PI BALLARAT EAST 3350	\$380,000	14/01/2021

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:

20/04/2021 13:23



Ballarat
property
group

20/04/2020 - 19/04/2021: \$290,000



 2 -

Agent Comments

2/1119 Geelong Rd MOUNT CLEAR 3350 (VG) Agent Comments

 3  -  -

Property Type: Flat/Unit/Apartment (Res)



1 Lauderdale Av ALFREDTON 3350 (REI/VG) Agent Comments

 2  1  1

Land Size: 343 sqm approx



8 Bentley PI BALLARAT EAST 3350 (REI/VG) Agent Comments

 3  2  1

Land Size: 303 sqm approx



REIV
THE DIFFERENCE



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.