

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 102 Gladstone Street Mount Pleasant VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$420,000

~~or range between~~

&

Median sale price

Median price \$485,000

Property type House

Suburb Mount Pleasant

Period - From 01-01-2021

to

31-12-2021

Source Corelogic

Comparable property sales

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
219 Armstrong Street South Ballarat Central VIC 3350	\$420,000	14-09-2021
8 Cambells Crescent Redan VIC 3350	\$440,000	05-11-2021
33 Anderson Street East Golden Point VIC 3350	\$450,000	13-11-2021

This Statement of Information was prepared on: 12-05-2022