

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 and
postcode

431 Cobden 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

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Mount Pleasant

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

727 Humffray Street South Mount Pleasant VIC 3350	\$800,000	22-Dec-21
213 Clayton Street Canadian VIC 3350	\$870,000	20-Oct-21
4 Milverton Lane Canadian VIC 3350	\$715,000	27-Sep-21

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: 24 January 2022

McGrath

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727 Humffray Street South Mount Pleasant VIC 3350

3 1 2

Sold Price

^{RS} **\$800,000**

Sold Date

22-Dec-21

Distance

0.78km



213 Clayton Street Canadian VIC 3350

4 2 2

Sold Price

\$870,000

Sold Date

20-Oct-21

Distance

1.53km



4 Milverton Lane Canadian VIC 3350

3 2 3

Sold Price

\$715,000

Sold Date

27-Sep-21

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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