

WE DELIVER RESULTS

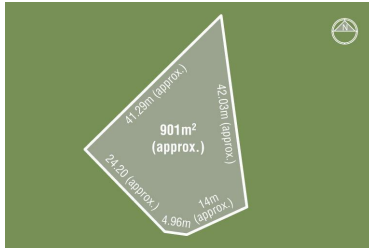
STATEMENT OF INFORMATION

6 MCMANUS DRIVE, MOUNT PLEASANT, VIC

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 MCMANUS DRIVE, MOUNT PLEASANT,

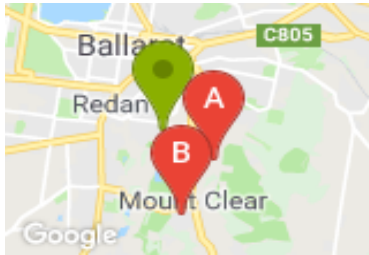


Indicative Selling Price

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

Price Range: \$100,000 to \$110,000

MEDIAN SALE PRICE



MOUNT PLEASANT, VIC, 3350

Suburb Median Sale Price (Vacant Land)

\$119,748

01 July 2017 to 30 June 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



KIRBY AVE, CANADIAN, VIC 3350



Sale Price

***\$110,000**

Sale Date: 24/07/2018

Distance from Property: 1.6km



44 KIRBY AVE, CANADIAN, VIC 3350



Sale Price

\$115,000

Sale Date: 10/04/2018

Distance from Property: 1.6km



16 HENRY AVE, MOUNT CLEAR, VIC 3350



Sale Price

\$100,000

Sale Date: 25/09/2017

Distance from Property: 2.4km



This report has been compiled on 27/07/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 MCMANUS DRIVE, MOUNT PLEASANT, VIC

Indicative selling price

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

Price Range:

\$100,000 to \$110,000

Median sale price

Median price

\$119,748

House

Unit

Suburb

MOUNT PLEASANT

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
KIRBY AVE, CANADIAN, VIC 3350	*\$110,000	24/07/2018
44 KIRBY AVE, CANADIAN, VIC 3350	\$115,000	10/04/2018
16 HENRY AVE, MOUNT CLEAR, VIC 3350	\$100,000	25/09/2017