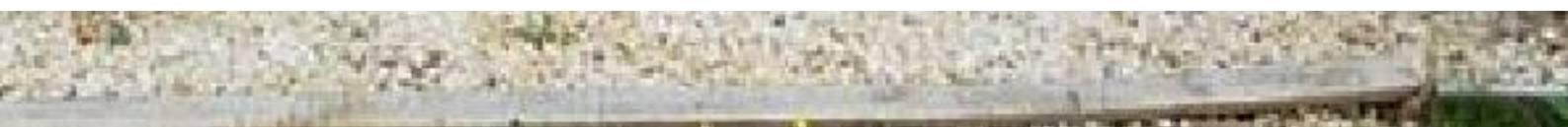




STATEMENT OF INFORMATION

20 HEALES STREET, MOUNT PLEASANT, VIC

PREPARED BY JIM BAMBRIDGE, JENS VEAL PARTNERS, PHONE: 0419 409 807



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 HEALES STREET, MOUNT PLEASANT, VIC

Indicative selling price

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

Price Range:

\$285,000 to \$300,000

Median sale price

Median price

\$295,000

House

X

Unit


Suburb

MOUNT PLEASANT

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
11 PICTON ST, SEBASTOPOL, VIC 3356	*\$281,500	26/04/2018
210 ELSWORTH ST, CANADIAN, VIC 3350	*\$281,250	26/02/2018
210 ELSWORTH ST, MOUNT PLEASANT, VIC 3350	\$281,250	13/02/2018