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

733 Laurie Street, Mount Pleasant Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$450,000		&		\$495,000				
Median sale price									
Median price	\$460,000	Pro	Property Type Hous		se		Suburb	Mount Pleasant	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	622 Barkly St GOLDEN POINT 3350	\$490,000	04/02/2025
2	813 Dana St BALLARAT CENTRAL 3350	\$500,000	10/12/2024
3	719 LAURIE St MOUNT PLEASANT 3350	\$495,000	22/11/2023

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:

27/02/2025 15:58









Property Type: Divorce/Estate/Family Transfers Land Size: 441 sqm approx Agent Comments Indicative Selling Price \$450,000 - \$495,000 Median House Price Year ending December 2024: \$460,000

Comparable Properties

622 Barkly St GOLDEN POINT 3350 (REI) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
813 Dana St BALLARAT CENTRAL 3350 (REI/VG) Image: 1 Image: 2 Price: \$500,000 Method: Private Sale Date: 10/12/2024 Property Type: House Land Size: 448 sqm approx	Agent Comments
719 LAURIE St MOUNT PLEASANT 3350 (REI/VG) 3 1 9 1 </td <td>Agent Comments</td>	Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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