

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

414 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

\$689,000

Range
Between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

House

Suburb

Mount Pleasant

Period-from

01 Mar 2024

to

28 Feb 2025

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

744 GEELONG ROAD CANADIAN VIC 3350	\$710,000	16-Oct-24
11 CANADIAN CRESCENT CANADIAN VIC 3350	\$720,000	03-Nov-24
26 HORWOOD DRIVE MOUNT CLEAR VIC 3350	\$695,000	14-Feb-25

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: 28th April 2025



**744 GEELONG ROAD CANADIAN
VIC 3350**

4 2 2

Sold Price

\$710,000

Sold Date

16-Oct-24

Distance

1.16km



**11 CANADIAN CRESCENT
CANADIAN VIC 3350**

4 2 2

Sold Price

\$720,000

Sold Date

03-Nov-24

Distance

2.05km



**26 HORWOOD DRIVE MOUNT
CLEAR VIC 3350**

4 2 2

Sold Price

^{RS} **\$695,000**

Sold Date

14-Feb-25

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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