

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	919 Barkly Street, Mount Pleasant Vic 3350
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality

Period - From to Source

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 eighteen 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
1	835 BARKLY St MOUNT PLEASANT 3350	\$318,500	13/08/2016
2	414 Humffray St.S GOLDEN POINT 3350	\$305,000	18/03/2017
3	718 Barkly St MOUNT PLEASANT 3350	\$301,000	18/07/2016

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 eighteen months.~~

Brooke Reynolds

53292500

0407292506

breynolds@hockingstuart.com.au

Indicative Selling Price

\$300,000 - \$320,000

Median House Price

Year ending September 2017: \$312,500


 3
  1
  2
Rooms:**Property Type:** House**Land Size:** 636 sqm approx

Agent Comments

No stone has been left un-turned here with this exceptional renovation. Comprising of 3 bedrooms (2 with BIR's), central bathroom with separate shower and bath, open plan kitchen/meals with stainless steel appliances, dishwasher and a generous amount of storage. The home has retained a lot of it's original character including a stunning ceiling rose in the lounge and enclosed sun-room providing an additional sitting area. Central ducted heating, split system cooling and ceiling fans are just some of the many features. Externally the block is low maintenance with a double carport.

Comparable Properties

**835 BARKLY St MOUNT PLEASANT 3350 (VG)** Agent Comments
 2
  -
  -
Price: \$318,500**Method:** Sale**Date:** 13/08/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 569 sqm approx**414 Humffray St.S GOLDEN POINT 3350 (REI)** Agent Comments
 3
  1
  2
Price: \$305,000**Method:** Private Sale**Date:** 18/03/2017**Rooms:** -**Property Type:** House (Res)**718 Barkly St MOUNT PLEASANT 3350 (REI/VG)** Agent Comments
 2
  1
  2
Price: \$301,000**Method:** Private Sale**Date:** 18/07/2016**Rooms:** 3**Property Type:** House (Res)**Land Size:** 664 sqm approx