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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale								
Including suburl	dress b and tcode	2/35 Heales Street, Mount Pleasant Vic 3350						
Indicative selling price								
For the meaning o	of this p	rice see co	nsumer.vic.gov.au/เ	underquoting	_			
Range between	\$279,0	000	&	\$299,000				

Median sale price

Median price	\$276,250	Hou	ıse X	Unit		Suburb	Mount Pleasant
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Add	dress of comparable property	Price	Date of sale
1	208 Elsworth St.W MOUNT PLEASANT 3350	\$275,000	28/08/2017
2	3/6 Gladstone St MOUNT PLEASANT 3350	\$267,500	23/10/2017
3	2/18 Heales St MOUNT PLEASANT 3350	\$255,000	24/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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> Indicative Selling Price \$279,000 - \$299,000 Median House Price December quarter 2017: \$276,250



Rooms: Property Type:

Flat/Unit/Apartment (Res) **Land Size:** 1096 sqm approx

Agent Comments

Comparable Properties



208 Elsworth St.W MOUNT PLEASANT 3350

(REI)

-3

- 2



6

Price: \$275,000 Method: Private Sale Date: 28/08/2017

Rooms: -

Property Type: House

Agent Comments

Agent Comments



3/6 Gladstone St MOUNT PLEASANT 3350

(REI)



1

a 1

Price: \$267,500 Method: Private Sale Date: 23/10/2017

Rooms: -

Property Type: Unit

Land Size: 300 sqm approx

Agent Comments



2/18 Heales St MOUNT PLEASANT 3350 (REI/VG)

(11.11.11.11)







Price: \$255,000 **Method:** Private Sale **Date:** 24/09/2017

Rooms: -

Property Type: House (Res) **Land Size:** 357 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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