

# 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

1/5 Fincham Street, Mount Pleasant Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$365,000

### Median sale price

Median price \$406,250 Property Type Unit Suburb Mount Pleasant

Period - From 16/05/2023 to 15/05/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	2/519 Bond St GOLDEN POINT 3350	\$405,000	18/04/2024
2	12/1010 Geelong Rd MOUNT CLEAR 3350	\$355,000	13/05/2024
3	9/6 Bala St SEBASTOPOL 3356	\$347,000	07/03/2024

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:

16/05/2024 11:56



3   1   2

**Rooms:** 6  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$365,000  
**Median Unit Price**  
16/05/2023 - 15/05/2024: \$406,250

## Comparable Properties



**2/519 Bond St GOLDEN POINT 3350 (REI)**

**Agent Comments**

2   1   1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 18/04/2024  
**Property Type:** Townhouse (Single)



**12/1010 Geelong Rd MOUNT CLEAR 3350 (REI)**

**Agent Comments**

2   1   1

**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 13/05/2024  
**Property Type:** Townhouse (Single)



**9/6 Bala St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$347,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** Townhouse (Res)