

## 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

1/826 BOND 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Mount Pleasant

Period-from

01 May 2023

to

30 Apr 2024

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

1/807 RIPON STREET SOUTH REDAN VIC 3350	\$400,000	23-Feb-24
1/420 WINDERMERE STREET BALLARAT CENTRAL VIC 3350	\$441,500	08-Sep-23
2/519 BOND STREET GOLDEN POINT VIC 3350	\$405,000	07-May-24

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: 28 May 2024



**1/807 RIPON STREET SOUTH  
REDAN VIC 3350**

2 1 1

Sold Price **\$400,000** Sold Date **23-Feb-24**

Distance **1.2km**



**1/420 WINDERMERE STREET  
BALLARAT CENTRAL VIC 3350**

2 1 1

Sold Price **\$441,500** Sold Date **08-Sep-23**

Distance **1km**



**2/519 BOND STREET GOLDEN  
POINT VIC 3350**

2 1 1

Sold Price <sup>RS</sup> **\$405,000** Sold Date **07-May-24**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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