

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 13 Pryor Street, Mount Pleasant Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$497,500 Property Type House Suburb Mount Pleasant

Period - From 01/04/2023 to 31/03/2024 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 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	11 Heales St MOUNT PLEASANT 3350	\$402,000	09/04/2024
2			
3			

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.

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13 Pryor Street, Mount Pleasant Vic 3350



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Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$420,000
Median House Price
Year ending March 2024: \$497,500

Comparable Properties



11 Heales St MOUNT PLEASANT 3350
(REI/VG)

Agent Comments



Price: \$402,000
Method: Private Sale
Date: 09/04/2024
Property Type: House
Land Size: 827 sqm approx

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.

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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