

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

3a Fincham Street, Mount Pleasant Vic 3350

Indicative selling price

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

Range between \$325,000 & \$340,000

Median sale price

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

Period - From 17/05/2023 to 16/05/2024 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:

17/05/2024 10:12



3 2 1

Rooms: 5
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$325,000 - \$340,000
Median Unit Price
17/05/2023 - 16/05/2024: \$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)