

# 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 4 Mcmanus Drive, 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 \$849,000 & \$879,000

### 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	806 Laurie St MOUNT PLEASANT 3350	\$860,000	27/05/2024
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.

This Statement of Information was prepared on: 11/07/2024 16:27



4   2   2

**Property Type:** House (Res)

**Land Size:** 900 sqm approx

Agent Comments

**Indicative Selling Price**

\$849,000 - \$879,000

**Median House Price**

Year ending March 2024: \$497,500

## Comparable Properties



**806 Laurie St MOUNT PLEASANT 3350 (REI)**

Agent Comments

4   2   2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 27/05/2024

**Property Type:** House

**Land Size:** 573 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.