

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 45 Fraser 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

Single price \$520,000

Median sale price

Median price \$465,000 Property Type House Suburb Mount Pleasant

Period - From 15/12/2022 to 14/12/2023 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	402 Rodier St CANADIAN 3350	\$515,000	26/09/2022
2	21 Jersey St BONSHAW 3352	\$515,000	05/08/2022
3	5 Haigh PI MOUNT PLEASANT 3350	\$500,000	26/05/2023

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:

15/12/2023 14:09



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Property Type: House
Land Size: 359 sqm approx
Agent Comments

Indicative Selling Price
\$520,000
Median House Price
15/12/2022 - 14/12/2023: \$465,000

Comparable Properties



402 Rodier St CANADIAN 3350 (REI/VG)

Agent Comments

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Price: \$515,000
Method: Private Sale
Date: 26/09/2022
Property Type: House
Land Size: 348 sqm approx



21 Jersey St BONSHAW 3352 (VG)

Agent Comments

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Price: \$515,000
Method: Sale
Date: 05/08/2022
Property Type: House (Res)
Land Size: 399 sqm approx



5 Haigh PI MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

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Price: \$500,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 412 sqm approx