

# 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

716 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)

Single price \$525,000

### 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 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	1/221 Talbot St BALLARAT CENTRAL 3350	\$550,000	16/02/2024
2	805 Urquhart St BALLARAT CENTRAL 3350	\$525,000	08/05/2024
3	2/302 Errard St.S BALLARAT CENTRAL 3350	\$507,450	05/03/2024

**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:

23/05/2024 15:06

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**Indicative Selling Price**

\$525,000

**Median House Price**

Year ending March 2024: \$497,500



 2    2    2

**Property Type:** Land

**Land Size:** 805 sqm approx

**Agent Comments**

## Comparable Properties



**1/221 Talbot St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**

 2    2    1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 16/02/2024

**Property Type:** House



**805 Urquhart St BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 08/05/2024

**Property Type:** House

**Land Size:** 301 sqm approx



**2/302 Errard St.S BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

 2    1    2

**Price:** \$507,450

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House (Res)

**Account - Trevor Petrie RE** | P: 03 5333 4322 | F: 03 5333 2922