

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 and
postcode

719 LAURIE STREET MOUNT PLEASANT VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Mount Pleasant

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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

Address of comparable property	Price	Date of sale
619 BARKLY STREET GOLDEN POINT VIC 3350	\$555,000	16-Dec-22
4 COBDEN STREET MOUNT PLEASANT VIC 3350	\$550,000	29-Jun-23
726 TRESS STREET MOUNT PLEASANT VIC 3350	\$585,000	17-Nov-22

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: 21 September 2023



619 BARKLY STREET GOLDEN POINT VIC 3350

3 1 1

Sold Price \$555,000 Sold Date 16-Dec-22

Distance 0.38km



4 COBDEN STREET MOUNT PLEASANT VIC 3350

3 1 2

Sold Price \$550,000 Sold Date 29-Jun-23

Distance 0.41km



726 TRESS STREET MOUNT PLEASANT VIC 3350

3 1 2

Sold Price \$585,000 Sold Date 17-Nov-22

Distance 0.08km



110/112 TRESS STREET MOUNT PLEASANT VIC 3350

UN 3 1 2

Sold Price \$550,000 Sold Date 11-Dec-22

Distance 0.07km

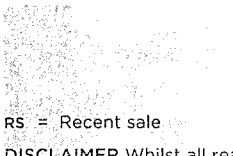


110/112 TRESS STREET MOUNT PLEASANT VIC 3350

UN 3 1 2

Sold Price \$550,000 Sold Date 17-Nov-22

Distance 0.07km



110/112 TRESS STREET MOUNT PLEASANT VIC 3350

UN 3 1 2

Sold Price \$550,000 Sold Date 17-Nov-22

Distance 0.07km

RS = Recent sale UN = Undisclosed Sale

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