

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 806 Laurie 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

Range between \$785,000 & \$820,000

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	13 East St.S BALLARAT EAST 3350	\$830,000	01/03/2024
2	108 South St BALLARAT CENTRAL 3350	\$810,000	28/03/2024
3	907 Dana St BALLARAT CENTRAL 3350	\$760,000	01/05/2024

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 11:41



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Property Type: House (Res)

Land Size: 573 sqm approx

Agent Comments

Indicative Selling Price

\$785,000 - \$820,000

Median House Price

Year ending March 2024: \$497,500

Comparable Properties



13 East St.S BALLARAT EAST 3350 (REI)

Agent Comments

5 2 2

Price: \$830,000

Method: Private Sale

Date: 01/03/2024

Rooms: 7

Property Type: House (Res)



108 South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

4 2 1

Price: \$810,000

Method: Private Sale

Date: 28/03/2024

Property Type: House

Land Size: 531 sqm approx



907 Dana St BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 1 2

Price: \$760,000

Method: Private Sale

Date: 01/05/2024

Property Type: House