

STATEMENT OF INFORMATION

114 BRITAIN STREET, MOUNT PLEASANT, VIC 3350

PREPARED BY LUKE VEAL, JENS VEAL PARTNERS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

114 BRITAIN STREET, MOUNT

4 2 2

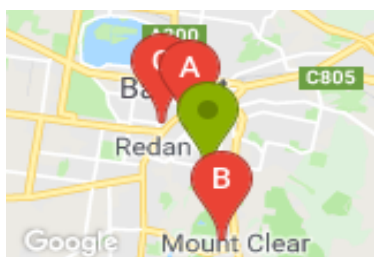
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: 485,000 to 505,000

Provided by: Luke Veal, Jens Veal Partners

MEDIAN SALE PRICE



MOUNT PLEASANT, VIC, 3350

Suburb Median Sale Price (House)

\$350,000

01 January 2018 to 31 December 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



714 HUMFFRAY ST, MOUNT PLEASANT, VIC

4 2 4

Sale Price

***\$460,000**

Sale Date: 12/03/2019

Distance from Property: 1.3km



22 CARTLEDGE AVE, MOUNT CLEAR, VIC 3350

4 2 4

Sale Price

***\$490,000**

Sale Date: 02/02/2019

Distance from Property: 2km



408 SEBASTOPOL ST, BALLARAT CENTRAL,

4 2 -

Sale Price

***\$500,000**

Sale Date: 02/10/2018

Distance from Property: 1.9km



This report has been compiled on 29/03/2019 by Jens Veal Partners. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

114 BRITAIN STREET, MOUNT PLEASANT, VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: 485,000 to 505,000

Median sale price

Median price \$350,000

House

Unit

Suburb MOUNT PLEASANT

Period 01 January 2018 to 31 December 2018

Source

 pricfinder

Comparable property sales

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
714 HUMFFRAY ST, MOUNT PLEASANT, VIC 3350	*\$460,000	12/03/2019
22 CARTLEDGE AVE, MOUNT CLEAR, VIC 3350	*\$490,000	02/02/2019
408 SEBASTOPOL ST, BALLARAT CENTRAL, VIC 3350	*\$500,000	02/10/2018