

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

13 Sykes Avenue, Mount Pleasant Vic 3350

Indicative selling price

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

Range between

\$275,000

&

\$295,000

Median sale price

Median price

\$370,000

House

X

Unit

Suburb or locality

Mount Pleasant

Period - From

01/01/2018

to

31/12/2018

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 eighteen 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	2 Belalie Ct MOUNT PLEASANT 3350	\$300,000	10/10/2018
2	13a Pryor St MOUNT PLEASANT 3350	\$298,000	11/01/2019
3	33 Heales St MOUNT PLEASANT 3350	\$289,555	03/08/2018

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 eighteen months.~~

13 Sykes Avenue, Mount Pleasant Vic 3350



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$275,000 - \$295,000
Median House Price
Year ending December 2018: \$370,000

Comparable Properties

2 Belalie Ct MOUNT PLEASANT 3350 (VG)

Agent Comments

3 - -

Price: \$300,000
Method: Sale
Date: 10/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 710 sqm approx



13a Pryor St MOUNT PLEASANT 3350 (REI)

Agent Comments

3 1 4

Price: \$298,000
Method: Private Sale
Date: 11/01/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 552 sqm approx



33 Heales St MOUNT PLEASANT 3350 (VG)

Agent Comments

3 - -

Price: \$289,555
Method: Sale
Date: 03/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 336 sqm approx