

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 3/723 Tress 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 \$197,500

#### Median sale price

Median price \$308,000 House X Unit  Suburb Mount Pleasant

Period - From 01/07/2016 to 30/06/2017 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 | 2/244 York St BALLARAT EAST 3350   | \$210,000 | 27/07/2017   |
| 2 | 20 Birdwood Av SEBASTOPOL 3356     | \$197,000 | 19/06/2017   |
| 3 | 2/723 Tress St MOUNT PLEASANT 3350 | \$190,000 | 17/05/2017   |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



**Rooms:**  
**Property Type:** Strata Unit/Flat  
 Agent Comments

**Indicative Selling Price**  
 \$197,500  
**Median House Price**  
 Year ending June 2017: \$308,000

Positioned in the popular Mt Pleasant area close to Sovereign Hill and the CBD, this spacious two bedroom townhouse represents an idea opportunity for either an owner occupier or investor! The townhouse comprises spacious lounge, two large bedrooms, modern bathroom, open plan kitchen/dining, lock-up garage and courtyard.

## Comparable Properties



**2/244 York St BALLARAT EAST 3350 (REI)**

Agent Comments



**Price:** \$210,000  
**Method:** Private Sale  
**Date:** 27/07/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 278 sqm approx



**20 Birdwood Av SEBASTOPOL 3356 (REI/VG)**

Agent Comments



**Price:** \$197,000  
**Method:** Private Sale  
**Date:** 19/06/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 495 sqm approx



**2/723 Tress St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments



**Price:** \$190,000  
**Method:** Private Sale  
**Date:** 17/05/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Res)