



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 15 McManus Drive, MOUNT PLEASANT 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$495,000 - \$540,000**

### Median sale price

Median **House** for **MOUNT PLEASANT** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$300,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**22 Flockhart Street,**  
Mount Pleasant 3350

Price **\$585,000** Sold 10 May  
2018

**27 Heales Street,**  
Mount Pleasant 3350

Price **\$507,500** Sold 09  
August 2017

**2 McManus Drive,**  
Mount Pleasant 3350

Price **\$474,699** Sold 24  
February 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



**Joanne Stevens**  
PRDnationwide

(03) 5331 1111  
0419 561 827

[joannes@prdballarat.com.au](mailto:joannes@prdballarat.com.au)

