



 2
  1
  1

Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$199,000

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



1/835 Humffray Street Sth MOUNT PLEASANT 3350 (REI) Agent Comments

 3
  1
  1

Price: \$210,000
Method: Private Sale
Date: 14/04/2017
Rooms: 4
Property Type: House



820a Bond St MOUNT PLEASANT 3350 (REI) Agent Comments

 2
  1
  1

Price: \$197,000
Method: Private Sale
Date: 29/03/2016
Rooms: 5
Property Type: House
Land Size: 297 sqm approx



2/273 Tress St MOUNT PLEASANT 3350 (REI) Agent Comments

 2
  1
  1

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

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

3/273 Tress Street, Mount Pleasant Vic 3350

Indicative selling price

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

Single price \$199,000

Median sale price

Median price

X

Unit

X

Suburb or locality

Mount Pleasant

Period - From

to

Source

REIV

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 |
|---|-----------|--------------|
| 1/835 Humffray Street Sth MOUNT PLEASANT 3350 | \$210,000 | 14/04/2017 |
| 820a Bond St MOUNT PLEASANT 3350 | \$197,000 | 29/03/2016 |
| 2/723 Tress St MOUNT PLEASANT 3350 | \$190,000 | 17/05/2017 |

***When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situation and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.**