# 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 and postcode

62 Magpie Street Mount Pleasant VIC 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$800,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$370,000	Property type		House		Suburb	Mount Pleasant
Period-from	01 Dec 2018	to	30 Nov 2	019 Source			Corelogic

#### 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 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	
502 Grant Street Golden Point VIC 3350	\$600,000	14-Aug-19	
525 Barkly Street Golden Point VIC 3350	\$582,000	23-Feb-19	
23 Magpie Street Golden Point VIC 3350	\$540,000	02-May-19	

#### 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 18 months.

This Statement of Information was prepared on: 17 December 2019

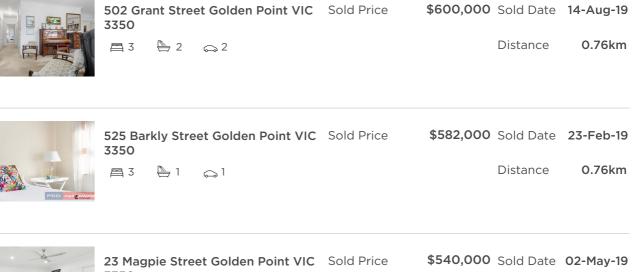


consumer.vic.gov.au

## **PRD** nationwide

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23 Magpie Street Golden Point VIC 3350			Sold Price	\$540,000	Sold Date	02-May-19
酉 3	2	⇔ 2			Distance	0.45km

#### RS = Recent sale UN = Undisclosed Sale

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