

# 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

27a Heales 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)

Range between \$715,000 & \$770,000

### Median sale price

Median price \$600,000 Property Type House Suburb Mount Pleasant

Period - From 01/10/2023 to 31/12/2023 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 Banyule Dr DELACOMBE 3356	\$780,000	28/02/2024
2	16 Horwood Dr MOUNT CLEAR 3350	\$752,000	24/10/2023
3	3 Mcmanus Dr MOUNT PLEASANT 3350	\$702,000	01/11/2023

**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.~~

This Statement of Information was prepared on:

28/03/2024 13:34



5 2 0

**Property Type:** House  
**Land Size:** 2000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$715,000 - \$770,000  
**Median House Price**  
December quarter 2023: \$600,000

## Comparable Properties



**2 Banyule Dr DELACOMBE 3356 (REI)**

**Agent Comments**

4 2 8

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 28/02/2024  
**Property Type:** House  
**Land Size:** 2057 sqm approx



**16 Horwood Dr MOUNT CLEAR 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$752,000  
**Method:** Private Sale  
**Date:** 24/10/2023  
**Property Type:** House  
**Land Size:** 711 sqm approx



**3 Mcmanus Dr MOUNT PLEASANT 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$702,000  
**Method:** Private Sale  
**Date:** 01/11/2023  
**Property Type:** House  
**Land Size:** 1009 sqm approx