

# 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 7 Cobden Street, Mount Pleasant 3350

### Indicative selling price

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

Single price \$350,000 or range between \$\* & \$\*

### Median sale price

Median price \$370,000 Property type House Suburb Mount Pleasant

Period - From 01/11/2018 to 31/10/2019 Source Corelogic

### Comparable property sales

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
18 Watson Drive, Mount Pleasant	\$415,000	15/10/2018
8 Talgarno Court, Mount Pleasant	\$407,000	01/08/2018
9 McManus Drive, Mount Pleasant	\$385,000	22/11/2018

This Statement of Information was prepared on: 10/12/2019