

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

56 MILL STREET MORTLAKE VIC 3272

Indicative selling price

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

Single Price

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$329,900

Property type

House

Suburb

Mortlake

Period-from

01 Jan 2023

to

31 Dec 2023

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

56 HOPETOUN STREET MORTLAKE VIC 3272	\$365,000	25-Jan-23
53 HOPETOUN STREET MORTLAKE VIC 3272	\$406,000	14-Mar-23
94 KERR STREET MORTLAKE VIC 3272	\$370,000	20-Jan-23

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: 09 January 2024



56 HOPETOUN STREET MORTLAKE Sold Price **\$365,000** Sold Date **25-Jan-23**
VIC 3272

3 1 2

Distance **0.18km**



53 HOPETOUN STREET MORTLAKE Sold Price **\$406,000** Sold Date **14-Mar-23**
VIC 3272

3 1 2

Distance **0.28km**



94 KERR STREET MORTLAKE VIC Sold Price **\$370,000** Sold Date **20-Jan-23**
3272

3 1 2

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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