

# 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

38 Jamieson Avenue, Mortlake Vic 3272

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$405,000

&

\$430,000

### Median sale price

Median price

\$350,000

Property Type

House

Suburb

Mortlake

Period - From

01/01/2023

to

31/12/2023

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within 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	36 Townsend St MORTLAKE 3272	\$440,000	29/05/2023
2	41 Scott St MORTLAKE 3272	\$415,000	25/01/2023
3	53 Hopetoun St MORTLAKE 3272	\$406,000	22/03/2023

**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:

27/02/2024 09:35



 3  1  1

**Property Type:** House  
**Land Size:** 898 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$425,000  
**Median House Price**  
Year ending December 2023: \$350,000

## Comparable Properties



**36 Townsend St MORTLAKE 3272 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 29/05/2023  
**Property Type:** House  
**Land Size:** 1938 sqm approx



**41 Scott St MORTLAKE 3272 (REI/VG)**

**Agent Comments**

 3  2  6

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 25/01/2023  
**Property Type:** House  
**Land Size:** 1019 sqm approx



**53 Hopetoun St MORTLAKE 3272 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$406,000  
**Method:** Private Sale  
**Date:** 22/03/2023  
**Property Type:** House  
**Land Size:** 2031 sqm approx