Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 59 Kerr Street, Mortlake Vic 3272

Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.a	au/underquotir	ig

Single price \$250,000

Median sale price*

Median price	Pro	operty Type			Suburb	Mortlake
Period - From	to		So	urce		

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.

Ade	dress of comparable property	Price	Date of sale
1	54 Spring St MORTLAKE 3272	\$285,000	20/09/2022
2	60 Shaw St MORTLAKE 3272	\$260,000	08/02/2023
3	74 Spring St MORTLAKE 3272	\$232,000	12/07/2022

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:

07/03/2023 15:39

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: House (Previously Occupied - Detached) Land Size: 1010 sqm approx Agent Comments

Indicative Selling Price \$250,000 No median price available

Comparable Properties



54 Spring St MORTLAKE 3272 (VG) 2



Price: \$285,000 Method: Sale Date: 20/09/2022 Property Type: House (Res) Land Size: 1016 sqm approx Agent Comments



60 Shaw St MORTLAKE 3272 (REI) **6** 1



Price: \$260,000 Method: Private Sale Date: 08/02/2023 Property Type: House

74 Spring St MORTLAKE 3272 (VG)

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Agent Comments

Agent Comments



Price: \$232.000 Method: Sale Date: 12/07/2022 Property Type: House (Res) Land Size: 1008 sqm approx

Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160



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