

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

54 Hopetoun 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)

or range between &

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

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

68 Boorook Street Mortlake VIC 3272	\$400,000	21-Oct-21
36 Mount Road Mortlake VIC 3272	\$438,000	12-May-21
10 Hyland Street Mortlake VIC 3272	\$425,000	01-Dec-21

This Statement of Information was prepared on:



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68 Boorook Street Mortlake VIC 3272

Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **21-Oct-21**

3 2 2

Distance **0.22km**



36 Mount Road Mortlake VIC 3272

Sold Price **\$438,000** Sold Date **12-May-21**

3 2 3

Distance **0.38km**



10 Hyland Street Mortlake VIC 3272

Sold Price **\$425,000** Sold Date **01-Dec-21**

2 2 2

Distance **0.61km**



97 Kerr Street Mortlake VIC 3272

Sold Price **\$385,000** Sold Date **10-Nov-21**

3 1 2

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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