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 Waters Lane, Mortlake Vic 3272

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$795,000								
Median sale price									
Median price	\$350,000	Pro	operty Type Hou	ise	ę	Suburb	Mortlake		
Period - From	01/01/2023	to	31/12/2023	Sour	rce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

06/03/2024 17:08









Property Type: Agent Comments Indicative Selling Price \$795,000 Median House Price Year ending December 2023: \$350,000

Comparable Properties

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 eighteen months.

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