Statement of Information

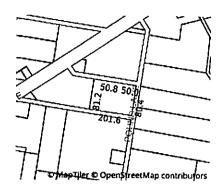
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale		
Address Including suburb or locality and postcode		
ndicative selling price		
or the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$850,000 & \$935,000		
Median sale price		
Median price \$345,000 Property Type House Sub	urb Mortlake	
Period - From 20/01/2022 to 19/01/2023 Source REIV	/	
Comparable property sales (*Delete A or B below as applicable)		
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 18 Waggs La MORTLAKE 3272	\$765,000	29/09/2022
93 Cairnlea La MORTLAKE 3272	\$700,000	16/11/2021
3 18 Waggs La MORTLAKE 3272	\$700,000	15/11/2021
R		
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: 20/01/2023 09:25		23 09:25









Property Type: Mixed

Farming/Grazing (without structural

improvements)

Land Size: 28300 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$935,000 Median House Price 20/01/2022 - 19/01/2023: \$345,000

Comparable Properties



18 Waggs La MORTLAKE 3272 (REI/VG)

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Agent Comments

Price: \$765,000 Method: Private Sale Date: 29/09/2022 Property Type: House

Land Size: 28328.02 sqm approx

93 Cairnlea La MORTLAKE 3272 (VG)

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Price: \$700,000 Method: Sale Date: 16/11/2021

Property Type: Sheep and Cattle **Land Size:** 108154 sqm approx

Agent Comments



18 Waggs La MORTLAKE 3272 (REI/VG)

4





Price: \$700,000 Method: Private Sale Date: 15/11/2021 Property Type: House

Land Size: 28328.02 sqm approx

Agent Comments

Account - Charles Stewart Camperdown | P: 03 55932288 | F: 0355932299



