

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

36 Pound Lane, Mortlake Vic 3272

Indicative selling price

For 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

Suburb Mortlake

Period - From 20/01/2022

to

19/01/2023

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	18 Waggs La MORTLAKE 3272	\$765,000	29/09/2022
2	93 Cairnlea La MORTLAKE 3272	\$700,000	16/11/2021
3	18 Waggs La MORTLAKE 3272	\$700,000	15/11/2021

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:

20/01/2023 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)

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)

Agent Comments



Price: \$700,000
Method: Sale
Date: 16/11/2021
Property Type: Sheep and Cattle
Land Size: 108154 sqm approx



18 Waggs La MORTLAKE 3272 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 15/11/2021
Property Type: House
Land Size: 28328.02 sqm approx

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



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