

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

34 Jamieson Avenue, Mortlake Vic 3272

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$638,000

Median sale price

Median price \$375,000

Property Type House

Suburb Mortlake

Period - From 10/12/2023

to

09/12/2024

Source Property Data

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 eighteen 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		
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:

10/12/2024 16:23

34 Jamieson Avenue, Mortlake Vic 3272

CHARLES STEWART
NASH McVILLY

Brian Rowbottom

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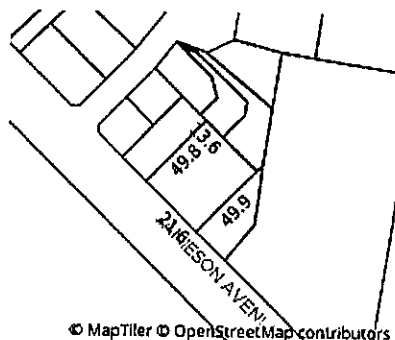
browbottom@charlesstewart.com.au

Indicative Selling Price

\$580,000 - \$638,000

Median House Price

10/12/2023 - 09/12/2024: \$375,000



Property Type: House (Previously Occupied - Detached)

Land Size: 2072 sqm approx

Agent Comments

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.

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



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