

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 and
postcode 42 Dunlop Street, Mortlake, VIC 3272

Indicative selling price

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

Single Price \$360,000

Median sale price

Median price \$268,500 Property Type House Suburb Mortlake (3272)

Period - From 01/07/2020 to 30/06/2021 Source Corelogic

Comparable property sales

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
56 MILL STREET, MORTLAKE VIC 3272	\$385,000	07/01/2021
1 BOOROOK STREET, MORTLAKE VIC 3272	\$372,000	16/12/2020
93 BOUNDARY ROAD, MORTLAKE VIC 3272	\$321,500	26/12/2020

This Statement of Information was prepared on: 25/07/2021