

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

4391 HOPKINS HIGHWAY MORTLAKE VIC 3272

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Farm

Suburb

Mortlake

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

10 BOUNDARY ROAD MORTLAKE VIC 3272	\$640,000	05-Sep-22
LOT 1 HOPKINS HIGHWAY MORTLAKE VIC 3272	\$520,000	24-Aug-22
2 WAGGS LANE MORTLAKE VIC 3272	\$573,000	09-Jun-22

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.

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**10 BOUNDARY ROAD MORTLAKE
VIC 3272**

3 2 4

Sold Price **\$640,000** Sold Date **05-Sep-22**

Distance **3.98km**



**LOT 1 HOPKINS HIGHWAY
MORTLAKE VIC 3272**

5 1 1

Sold Price **\$520,000** Sold Date **24-Aug-22**

Distance **2.52km**



**2 WAGGS LANE MORTLAKE VIC
3272**

4 2 2

Sold Price **\$573,000** Sold Date **09-Jun-22**

Distance **4km**

RS = Recent sale UN = Undisclosed Sale

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