

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

70 MILL STREET 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

\$260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Other

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

8 BOOROOK STREET MORTLAKE VIC 3272	\$240,000	09-Jun-22
63 BOOROOK STREET MORTLAKE VIC 3272	\$260,000	06-Oct-22
43 DUNLOP STREET MORTLAKE VIC 3272	\$175,000	04-Mar-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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**8 BOOROOK STREET MORTLAKE
VIC 3272**

3 1 1

Sold Price **\$240,000** Sold Date **09-Jun-22**

Distance **0.63km**



**63 BOOROOK STREET MORTLAKE
VIC 3272**

3 2 2

Sold Price **\$260,000** Sold Date **06-Oct-22**

Distance **0.4km**



**43 DUNLOP STREET MORTLAKE
VIC 3272**

2 1 -

Sold Price **\$175,000** Sold Date **04-Mar-22**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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