

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

131 Purcells Lane, Mortlake Vic 3272

Indicative selling price

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

Single price \$220,000

Median sale price*

Median price House Unit Suburb or locality MortlakePeriod - From to Source

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	36 Mount Rd MORTLAKE 3272	\$305,000	13/01/2017
2	11 Officer St MORTLAKE 3272	\$280,500	01/09/2017
3	24 Mount Rd MORTLAKE 3272	\$276,500	15/12/2016

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

131 Purcells Lane, Mortlake Vic 3272

Anna Thomas
03 5564 4555
0401 033 201
anna@robertsone.com.au



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 2020 sqm approx
Agent Comments

Indicative Selling Price
\$220,000
No median price available



Comparable Properties



36 Mount Rd MORTLAKE 3272 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 13/01/2017
Rooms: -
Property Type: House (Res)
Land Size: 1905 sqm approx



11 Officer St MORTLAKE 3272 (VG)

Agent Comments



Price: \$280,500
Method: Sale
Date: 01/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 2020 sqm approx



24 Mount Rd MORTLAKE 3272 (VG)

Agent Comments



Price: \$276,500
Method: Sale
Date: 15/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 2020 sqm approx