

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Treeby Boulevard, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,030,000

House

X

Unit

Suburb Mordialloc

Period - From 01/07/2016

to

30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	44 Gala Supreme CI MORDIALLOC 3195	\$1,600,000	18/03/2017
2	1 Winterset CI MORDIALLOC 3195	\$1,340,000	05/04/2017
3	36 Treeby Blvd MORDIALLOC 3195	\$1,300,000	16/04/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



5 2 2

Rooms:

Property Type: House

Land Size: 573 sqm approx

Agent Comments

Comparable Properties



44 Gala Supreme CI MORDIALLOC 3195 (VG)

Agent Comments

4 - -

Price: \$1,600,000

Method: Sale

Date: 18/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 653 sqm approx



1 Winterset CI MORDIALLOC 3195 (REI)

Agent Comments

4 2 2

Price: \$1,340,000

Method: Private Sale

Date: 05/04/2017

Rooms: -

Property Type: House

36 Treeby Blvd MORDIALLOC 3195 (VG)

Agent Comments

4 - -

Price: \$1,300,000

Method: Sale

Date: 16/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 594 sqm approx