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
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Median sale price

Median price	\$1,030,000	Hou	ıse 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.

Account - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214

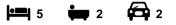
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





Rooms: Property Type: House Land Size: 573 sqm approx Agent Comments Simon Wendt 9583 3246 0407 040706 swendt@hockingstuart.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price Year ending June 2017: \$1,030,000

Comparable Properties

	44 Gala Supreme CI MORDIALLOC 3195 (VG) === 4 +== - +== -	Agent Comments
	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) 4 2 2 2	Agent Comments
OB/en Real Estate	Price: \$1,340,000 Method: Private Sale Date: 05/04/2017 Rooms: - Property Type: House	-
	36 Treeby Blvd MORDIALLOC 3195 (VG)	Agent Comments
	┝ == 4 i== - i =-	-
	Price: \$1,300,000	
	Method: Sale Date: 16/04/2017	
	Rooms: -	
	Property Type: House (Res) Land Size: 594 sqm approx	

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