

## 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

2/115 Chute Street Mordialloc VIC 3195

### Indicative selling price

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

Single Price

\$965,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

### 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 6 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 17A Brownfield Street Parkdale VIC 3195  | \$992,000 | 21-Oct-20 |
| 12B Collocott Street Mordialloc VIC 3195 | \$922,000 | 29-Jun-20 |
| 18 Hutchins Close Mordialloc VIC 3195    | \$988,000 | 17-Jul-20 |

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 6 months.~~

This Statement of Information was prepared on: 21 December 2020

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**17A Brownfield Street Parkdale VIC 3195**

Sold Price

<sup>RS</sup> **\$992,000**

Sold Date

**21-Oct-20**

 3  1  2

Distance

**0.33km**



**12B Collocott Street Mordialloc VIC 3195**

Sold Price

**\$922,000**

Sold Date

**29-Jun-20**

 4  2  2

Distance

**0.73km**



**18 Hutchins Close Mordialloc VIC 3195**

Sold Price

**\$988,000**

Sold Date

**17-Jul-20**

 3  2  3

Distance

**1.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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