

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

117 Chute Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,390,000

&

\$1,520,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Mordialloc

Period - From 01/01/2022

to 31/12/2022

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	5 Waratah Av MORDIALLOC 3195	\$1,700,000	20/12/2022
2	26 Affinity CI MORDIALLOC 3195	\$1,540,000	13/08/2022
3	3 Waratah Av MORDIALLOC 3195	\$1,432,000	26/11/2022

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.~~

This Statement of Information was prepared on:

13/02/2023 13:56



 4
  2
  4

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,390,000 - \$1,520,000

Median House Price

Year ending December 2022: \$1,300,000

Comparable Properties

5 Waratah Av MORDIALLOC 3195 (REI)

Agent Comments

 3
  2
  2

Price: \$1,700,000

Method:

Date: 20/12/2022

Property Type: House



26 Affinity CI MORDIALLOC 3195 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,540,000

Method: Auction Sale

Date: 13/08/2022

Property Type: House (Res)

Land Size: 454 sqm approx



3 Waratah Av MORDIALLOC 3195 (REI)

Agent Comments

 4
  3
  3

Price: \$1,432,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)

Land Size: 648 sqm approx