

Simon Wendt 9583 3246 0407 040706 swendt@hockingstuart.com.au

### 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	3 Francis Street, Mordialloc Vic 3195
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,090,000

#### Median sale price

Median price	\$1,087,500	Hou	ise X	Unit		Suburb	Mordialloc
Period - From	01/10/2017	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	2 David St MORDIALLOC 3195	\$1,155,000	02/07/2018
2	26 Ormond St MORDIALLOC 3195	\$1,115,000	09/09/2018
3	54 Chute St MORDIALLOC 3195	\$955,000	30/07/2018

#### 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.

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**Indicative Selling Price** \$1,090,000 **Median House Price** 

Year ending September 2018: \$1,087,500



Agent Comments



# Comparable Properties







Price: \$1,155,000 Method: Private Sale Date: 02/07/2018 Rooms: 5

Property Type: House Land Size: 626 sqm approx

**=**3





**6** 2 ≥

Price: \$1,115,000

Method: Sold After Auction

Date: 09/09/2018

Rooms: -

Property Type: House (Res) Land Size: 766 sqm approx

54 Chute St MORDIALLOC 3195 (REI/VG)

**9** 3





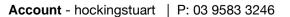
Price: \$955,000 Method: Private Sale Date: 30/07/2018 Rooms: -

Property Type: House Land Size: 650 sqm approx **Agent Comments** 

**Agent Comments** 

Agent Comments









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