

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

7/17 Collocott Street, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$895,000

&

\$950,000

Median sale price

Median price

\$1,012,500

Property Type

Townhouse

Suburb

Mordialloc

Period - From

02/08/2023

to

01/08/2024

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	1/80a Albert St MORDIALLOC 3195	\$937,500	27/05/2024
2			
3			

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:

02/08/2024 13:23

7/17 Collocott Street, Mordialloc Vic 3195



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Indicative Selling Price

\$895,000 - \$950,000

Median Townhouse Price

02/08/2023 - 01/08/2024: \$1,012,500



3 2 2

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 235 sqm approx

Agent Comments

Comparable Properties



1/80a Albert St MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

Price: \$937,500

Method: Sold Before Auction

Date: 27/05/2024

Property Type: Townhouse (Res)

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 - Hodges | P: 03 95846500 | F: 03 95848216



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