# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address | 1/47 Chute Street, Mordialloc Vic 3195

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	I/underquot	ting		
Range betweer	ו \$795,000		&		\$850,000			
Median sale p	rice							
Median price	\$950,520	Pro	operty Type	Том	vnhouse		Suburb	Mordialloc
Period - From	05/11/2020	to	04/11/2021		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/8 Mill St ASPENDALE 3195	\$820,000	02/08/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

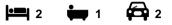
05/11/2021 09:11



1/47 Chute Street, Mordialloc Vic 3195







Rooms: 6 Property Type: Townhouse (Single) Land Size: 331sqms sqm approx Agent Comments kobrien@hodges.com.au Indicative Selling Price \$795,000 - \$850,000 Median Townhouse Price 05/11/2020 - 04/11/2021: \$950,520

Katrina O'Brien (03) 9584 6500 0411 626 394

# **Comparable Properties**

1/8 Mill St ASPENDALE 3195 (VG)



Price: \$820,000 Method: Sale Date: 02/08/2021 Property Type: Flat/Unit/Apartment (Res) Agent Comments

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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