

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

1/47 Chute Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$795,000

&

\$850,000

Median sale price

Median price \$950,520

Property Type Townhouse

Suburb Mordialloc

Period - From 05/11/2020

to

04/11/2021

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	1/8 Mill St ASPENDALE 3195	\$820,000	02/08/2021
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:

05/11/2021 09:11

1/47 Chute Street, Mordialloc Vic 3195



Katrina O'Brien

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Indicative Selling Price

\$795,000 - \$850,000

Median Townhouse Price

05/11/2020 - 04/11/2021: \$950,520



2 1 2

Rooms: 6

Property Type: Townhouse

(Single)

Land Size: 331sqms sqm approx

Agent Comments

Comparable Properties

1/8 Mill St ASPENDALE 3195 (VG)

Agent Comments

3 - -

Price: \$820,000

Method: Sale

Date: 02/08/2021

Property Type: Flat/Unit/Apartment (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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