

# 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

18 Hutchins Close, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$920,000 & \$940,000

### Median sale price

Median price \$1,100,000 Property Type House Suburb Mordialloc

Period - From 01/04/2019 to 31/03/2020 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	2/73 Chute St MORDIALLOC 3195	\$930,000	19/03/2020
2	2b Ashmore Av MORDIALLOC 3195	\$920,000	04/05/2020
3	1/29 McDonald St MORDIALLOC 3195	\$900,000	12/03/2020

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:

23/06/2020 12:50



 4  2  3

**Property Type:** House

Agent Comments

## Comparable Properties



**2/73 Chute St MORDIALLOC 3195 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$930,000

**Method:** Sold Before Auction

**Date:** 19/03/2020

**Property Type:** House (Res)



**2b Ashmore Av MORDIALLOC 3195 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$920,000

**Method:** Private Sale

**Date:** 04/05/2020

**Property Type:** Townhouse (Single)

**Land Size:** 179 sqm approx



**1/29 McDonald St MORDIALLOC 3195 (REI/VG)** Agent Comments

 3  1  2

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 12/03/2020

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 319 sqm approx