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	consun	ner.vic.go	v.au/	underquot	ing		
Range betweer	\$920,000		&		\$940,000			
Median sale p	rice							
Median price	\$1,100,000	Prope	Property Type Hous		se		Suburb	Mordialloc
Period - From	01/04/2019	to 31	1/03/2020		So	urce	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	2/73 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.

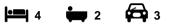
This Statement of Information was prepared on:

23/06/2020 12:50



hockingstuart





Property Type: House Agent Comments Garry Donovan 03 9583 3246 0419 588 660 gdonovan@hockingstuart.com.au

Indicative Selling Price \$920,000 - \$940,000 Median House Price Year ending March 2020: \$1,100,000

Comparable Properties



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



Price: \$930,000 Method: Sold Before Auction Date: 19/03/2020 Property Type: House (Res)



2b Ashmore Av MORDIALLOC 3195 (REI/VG) Agent Comments



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

2 2



Price: \$900,000 Method: Sold Before Auction Date: 12/03/2020 Rooms: 4 Property Type: Unit Land Size: 319 sqm approx

Account - hockingstuart | P: 03 9583 3246



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments