Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4 Hutchins Close, Mordialloc Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,190,000

Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Mordialloc
Period - From	16/09/2022	to	15/09/2023		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

1	28 Barkly St MORDIALLOC 3195	\$1,225,000	27/06/2023
2	1/21 Collocott St MORDIALLOC 3195	\$1,220,000	29/07/2023
3	12 Hutchins CI MORDIALLOC 3195	\$1,210,000	27/05/2023

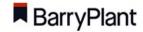
OR

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:	16/09/2023 13:03



Date of sale







Property Type: House Land Size: 300 sqm approx **Agent Comments**

Indicative Selling Price \$1,190,000 **Median House Price** 16/09/2022 - 15/09/2023: \$1,400,000

Comparable Properties



28 Barkly St MORDIALLOC 3195 (REI/VG)



Price: \$1,225,000 Method: Private Sale Date: 27/06/2023

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



1/21 Collocott St MORDIALLOC 3195 (REI/VG) Agent Comments





Price: \$1,220,000 Method: Auction Sale Date: 29/07/2023

Property Type: Townhouse (Res) Land Size: 341 sqm approx



12 Hutchins CI MORDIALLOC 3195 (REI/VG)



Price: \$1,210,000 Method: Auction Sale Date: 27/05/2023

Property Type: House (Res) Land Size: 296 sqm approx

Account - Barry Plant | P: 03 9586 0500



