

# 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

4 Hutchins Close, Mordialloc Vic 3195

### Indicative selling price

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

Single price

\$1,190,000

### Median sale price

Median price

\$1,400,000

Property 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	Price	Date of sale
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



 3  2  3

**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)**

**Agent Comments**

 3  2  1

**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 27/06/2023  
**Property Type:** Townhouse (Single)



**1/21 Collocott St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

 4  2  3

**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)**

**Agent Comments**

 4  2  2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 296 sqm approx