hockingstuart

Simon Wendt 03 9583 3246 0407 040706 swendt@hockingstuart.com.au

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

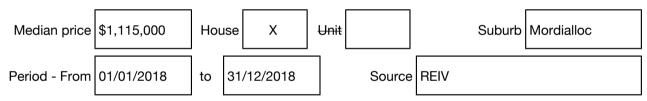
3 |14 Eric Avenue, Mordialloc Vic 3195 3 9

Indicative selling price

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

 Range between
 \$1,000,000
 &
 \$1,060,000

Median sale price



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	27 Barkly St MORDIALLOC 3195	\$1,260,000	17/11/2018
2	2 Waratah Av MORDIALLOC 3195	\$1,240,000	17/11/2018
3	26 Ormond St MORDIALLOC 3195	\$1,115,000	09/09/2018

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.

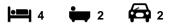
propertydata

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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.

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Rooms: Property Type: House Agent Comments Simon Wendt 03 9583 3246 0407 040706 swendt@hockingstuart.com.au

Indicative Selling Price \$1,000,000 - \$1,060,000 Median House Price Year ending December 2018: \$1,115,000

Comparable Properties



Agent Comments

Agent Comments

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Price: \$1,240,000 Method: Auction Sale Date: 17/11/2018 Rooms: -Property Type: House (Res) Land Size: 639 sqm approx



26 Ormond St MORDIALLOC 3195 (REI/VG) Agent Comments



Price: \$1,115,000 Method: Sold After Auction Date: 09/09/2018 Rooms: -Property Type: House (Res) Land Size: 766 sqm approx

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