## hockingstuart





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

Indicative Selling Price \$375,000 - \$400,000 Median Unit Price Year ending March 2017: \$581,865

### **Comparable Properties**



15/111 Barkly St MORDIALLOC 3195 (VG)



Price: \$436,000 Method: Sale Date: 07/12/2016 Rooms: -Property Type: Townhouse (Single)



100 White St MORDIALLOC 3195 (REI/VG)



Price: \$427,000 Method: Private Sale Date: 06/12/2016 Rooms: 4 Property Type: Apartment Land Size: 1652 sqm



1/3 Davey St PARKDALE 3195 (REI/VG)



Price: \$420,000 Method: Sold Before Auction Date: 28/11/2016 Rooms: 3 Property Type: Unit Agent Comments

Agent Comments

Agent Comments

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#### 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 6/9 Mcdonald Street, Mordialloc Vic 3195 Including suburb and postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$375,000		&		\$400,000				
Median sale price									
Median price	\$581,865		Unit	х	Sul	burb	Mordialloc		
Period - From	01/04/2016	to	31/0	3/2017	Source	REIV	1		

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
15/111 Barkly St MORDIALLOC 3195	\$436,000	07/12/2016
100 White St MORDIALLOC 3195	\$427,000	06/12/2016
1/3 Davey St PARKDALE 3195	\$420,000	28/11/2016

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propertydata

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