### 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

2a Parsons Street, Mordialloc Vic 3195

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot   | ting |        |            |
|-----------------|-------------------|------|--------------|--------|-------------|------|--------|------------|
| Range betwee    | \$1,150,000       |      | &            |        | \$1,250,000 |      |        |            |
| Median sale p   | rice              |      |              |        |             |      |        |            |
| Median price    | \$643,500         | Pro  | operty Type  | Unit   |             |      | Suburb | Mordialloc |
| Period - From   | 01/07/2018        | to   | 30/06/2019   |        | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property   | Price       | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1   | 1b Kershaw St PARKDALE 3195    | \$1,252,000 | 14/09/2019   |
| 2   | 34a Kershaw St MORDIALLOC 3195 | \$1,167,500 | 16/07/2019   |
| 3   |                                |             |              |

OR

**B**<sup>\*</sup> 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:

02/10/2019 09:54



# hockingstuart





Property Type: Townhouse Agent Comments Mark Blit 03 9583 3246 0412 512 889 markblit@hockingstuart.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price Year ending June 2019: \$643,500

## **Comparable Properties**



1b Kershaw St PARKDALE 3195 (REI)



Price: \$1,252,000 Method: Auction Sale Date: 14/09/2019 Property Type: Townhouse (Res) Land Size: 330 sqm approx Agent Comments



34a Kershaw St MORDIALLOC 3195 (REI/VG)

Agent Comments

Price: \$1,167,500

Method: Private Sale Date: 16/07/2019 Property Type: Townhouse (Single) Land Size: 324 sqm approx

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.

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.