

## 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

12 HUTCHINS CLOSE MORDIALLOC VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,070,000

&

\$1,170,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,265,500

Property type

House

Suburb

Mordialloc

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

### 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 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

23 JENKINS STREET MORDIALLOC VIC 3195

\$1,161,000

28-Feb-23

83B WHITE STREET MORDIALLOC VIC 3195

\$1,120,000

09-Feb-23

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 6 months.

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**23 JENKINS STREET MORDIALLOC VIC 3195** Sold Price **\$1,161,000** Sold Date **28-Feb-23**

3 2 2

Distance **0.25km**



**83B WHITE STREET MORDIALLOC VIC 3195** Sold Price <sup>RS</sup> **\$1,120,000** <sup>UN</sup> Sold Date **09-Feb-23**

3 2 2

Distance **1.07km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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