

## 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

2 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,389,000

Property type

House

Suburb

Mordialloc

Period-from

01 Apr 2021

to

31 Mar 2022

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

|  |             |           |
|--|-------------|-----------|
| 46 HALL MARK ROAD MORDIALLOC VIC 3195  | \$1,160,000 | 30-Nov-21 |
| 19A PARSONS STREET MORDIALLOC VIC 3195 | \$1,208,000 | 19-Feb-22 |
| 24 MANIKATO AVENUE MORDIALLOC VIC 3195 | \$1,145,000 | 04-Dec-21 |

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.~~

This Statement of Information was prepared on: 21 April 2022

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**46 HALL MARK ROAD  
MORDIALLOC VIC 3195**

 3  2  2

Sold Price **\$1,160,000** Sold Date **30-Nov-21**

Distance **0.28km**

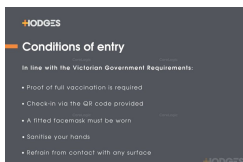


**19A PARSONS STREET  
MORDIALLOC VIC 3195**

 3  2  2

Sold Price **\$1,208,000** Sold Date **19-Feb-22**

Distance **0.55km**



**24 MANIKATO AVENUE  
MORDIALLOC VIC 3195**

 4  3  2

Sold Price **\$1,145,000** Sold Date **04-Dec-21**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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