

## 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

1/104 Chute Street 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

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,750

Property type

Flats

Suburb

Mordialloc

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/59 Barkly Street Mordialloc VIC 3195	\$627,500	11-Jun-20
1/13 Gipps Avenue Mordialloc VIC 3195	\$600,000	16-Jul-20
2/4 Belle Crescent Mordialloc VIC 3195	\$700,000	14-Oct-20

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: 24 November 2020

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**1/59 Barkly Street Mordialloc VIC 3195**

Sold Price

**\$627,500**

Sold Date

**11-Jun-20**

 2  1  1

Distance

**0.62km**



**1/13 Gipps Avenue Mordialloc VIC 3195**

Sold Price

**\$600,000**

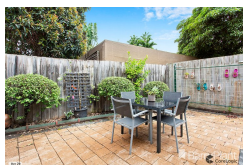
Sold Date

**16-Jul-20**

 2  1  1

Distance

**0.86km**



**2/4 Belle Crescent Mordialloc VIC 3195**

Sold Price

**\$700,000**

Sold Date

**14-Oct-20**

 3  1  1

Distance

**0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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