

Simon Wendt 9583 3246 0407 040706 swendt@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale											
Address 5/17 Colloc Including suburb and postcode			llocott	ocott Street, Mordialloc Vic 3195							
Indicative sell	ing price)									
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betwee	n \$690,00	00		&	\$	750,	000				
Median sale price											
Median price	\$657,500		Hous	e	Unit		Х		Suburb	Mordialloc	
Period - From	01/07/20	17	to 3	30/06/2018			Source	REIV			

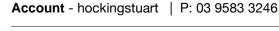
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/4-6 Edith St MORDIALLOC 3195	\$795,000	09/05/2018
2	135e Mcdonald St MORDIALLOC 3195	\$760,000	31/05/2018
3	3/9-11 Reid St PARKDALE 3195	\$692,000	28/04/2018

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 six months.







Generated: 10/09/2018 13:00



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Indicative Selling Price \$690,000 - \$750,000 **Median Unit Price** Year ending June 2018: \$657,500



Property Type: Townhouse

Agent Comments

Comparable Properties



1/4-6 Edith St MORDIALLOC 3195 (REI)

-3



Price: \$795.000 Method: Private Sale Date: 09/05/2018

Rooms: -

Property Type: House (Res)

Agent Comments



135e Mcdonald St MORDIALLOC 3195 (REI)



Price: \$760,000 Method: Auction Sale Date: 31/05/2018

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



3/9-11 Reid St PARKDALE 3195 (REI/VG)



Price: \$692,000 Method: Auction Sale Date: 28/04/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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