

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

23 Black Knight Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000

&

\$1,070,000

Median sale price

Median price \$1,110,000

Property Type House

Suburb Mordialloc

Period - From 01/10/2018

to 30/09/2019

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.

	Address of comparable property	Price	Date of sale
1	52 Rennison St PARKDALE 3195	\$1,046,000	09/11/2019
2	79 White St MORDIALLOC 3195	\$1,035,000	26/10/2019
3	29 Black Knight St MORDIALLOC 3195	\$1,010,000	05/10/2019

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.~~

This Statement of Information was prepared on:

14/01/2020 13:19



Property Type: Land
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price
 \$980,000 - \$1,070,000
Median House Price
 Year ending September 2019: \$1,110,000

Comparable Properties



52 Rennison St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,046,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)



79 White St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$1,035,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 650 sqm approx

29 Black Knight St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 504 sqm approx

Property ID: 12690886

Date Sold: 31-08-2019

Sale Price: \$940,000

Method of Sale: Auction Sale

Advertisement Shown Below:



2 Richard Ct MORDIALLOC 3195 VIC

\$940,000

Nestled in a quiet cul-de-sac, positioned on a large 690sqm block and designed for easy entertaining, this welcoming four bedroom home has plenty of room for everyone both inside and out. Vast open plan living areas and a contemporary hostess kitchen are complemented by an enviable alfresco setting with sparkling solar heated pool - whatever the season, whatever the occasion this fabulous home has your social needs covered! Past its stylishly rendered facade, the home's inviting interiors are enhanced by on-trend wide-board floors which flow seamlessly throughout. Offering ample space to dine, relax and gather with friends, the home dishes up both formal and casual living/dining areas whilst the kitchen's granite benchtops and Smeg appliances make preparing family meals a breeze. Robes feature in three of the bedrooms; the main bedroom boasting a walk-in robe along with bright ensuite. A central family bathroom with separate WC, ducted heating, evaporative cooling and garage with rear roller door are amongst the many inclusions whilst capping off an utterly appealing family offering are zoning for Parkdale Secondary College and proximity to primary schools, shopping destinations and public transport.

PROPERTY TYPE: House (Res)

ROOMS:

BEDROOMS: 4

BATHROOMS: 2

GARAGE SPACES: 2

LAND AREA: 690 m





Property ID: 12745499

Date Sold: 26-10-2019

Sale Price: \$1,035,000

Method of Sale: Auction Sale

Advertisement Shown Below:



79 White St MORDIALLOC 3195 VIC

\$1,035,000

Let your individuality reign at this ultra-appealing family home that simply oozes with personality. Rich with texture and style, the home is set behind an auto gate, giving privacy and peace from the world outside. Perfectly placed to enjoy a desirable locale, the home is within easy reach Parkdale Plaza, cafes & transport, along with boasting zoning for Parkdale Secondary College. Multiple living areas give everyone a space to spread out. Featuring a formal lounge and spacious dining zone with warming gas fireplace, the home features a stone kitchen showcasing quality appliances and a gorgeous stacked stone breakfast bar. Out to the rear, the impressive family room is accented by urban polished concrete, it spills out to an alfresco deck and the deep garden. A farmhouse sink set in a concrete bench is a practical inclusion for entertaining under the pitched pergola as the kids play on the built-in fort. French doors connect the large master with the garden, its walk-thru robe and standout ensuite will please parents, while the remaining rooms share a smart family bathroom. A garden studio with kitchenette & bathroom is ideal for guests or as a self-contained office – ducted heating, split system cooling and laundry are also offered along with a shed and considerable onsite parking.

PROPERTY TYPE: House (Res)

ROOMS:

BEDROOMS: 4

BATHROOMS: 2

GARAGE SPACES: 2

LAND AREA: 650 m





29 Black Knight St MORDIALLOC 3195

PRICE : \$1,010,000

COMMENTS :

RESERVE PRICE :

SALE DATE : 05/10/2019

METHOD : Auction Sale

SETTLEMENT DATE :

PROPERTY TYPE : House (Res)

MUNICIPALITY : Kingston

PARISH :

MAP REF : 87 J 11

CROWN ALLOTMENT
RECORDED :

BLOCK NUMBER :

LOT NUMBER :

PLAN NUM/REF :

WALLS :

ROOF :

BEDROOMS : 4

BATHROOMS : 2

ROOMS :

STOREYS :

CARPARKS : 4

FURNISHED : No

OWNER OCCUPIED : No

BUILD AREA :

FRONT DIMENSIONS :

SIDE DIMENSIONS :

LAND AREA : 504

YEAR BUILT :

