

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

2/17 Collocott Street, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$630,406

Property Type

Unit

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	4/16 Woods Av MORDIALLOC 3195	\$870,000	23/11/2019
2	16/117a Mcdonald St MORDIALLOC 3195	\$842,000	21/10/2019
3	13/9-11 Manikato Av MORDIALLOC 3195	\$825,000	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:

20/01/2020 12:13



3 2 2

Property Type: Townhouse (Res)

Land Size: 143 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending September 2019: \$630,406

Comparable Properties



4/16 Woods Av MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

Price: \$870,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)



16/117a Mcdonald St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$842,000

Method: Private Sale

Date: 21/10/2019

Property Type: Townhouse (Single)



13/9-11 Manikato Av MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 1

Price: \$825,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Townhouse (Res)

Land Size: 152 sqm approx