Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Including suburb and	
postcode	

Indicative selling price

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

\$800,000

Median sale price

Median price	\$630,406	Pro	perty 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

Add	dress 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 comparableproperties 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



hockingstuart

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Indicative Selling Price \$750,000 - \$800,000 **Median Unit Price** Year ending September 2019: \$630,406

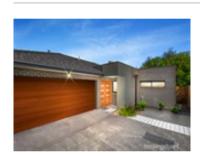




Property Type: Townhouse (Res) Land Size: 143 sqm approx

Agent Comments

Comparable Properties



4/16 Woods Av MORDIALLOC 3195 (REI)

-3



Price: \$870.000 Method: Auction Sale Date: 23/11/2019

Property Type: Townhouse (Res)

Agent Comments



16/117a Mcdonald St MORDIALLOC 3195

(REI/VG)







Price: \$842,000 Method: Private Sale Date: 21/10/2019

Property Type: Townhouse (Single)

Agent Comments



13/9-11 Manikato Av MORDIALLOC 3195

(REI/VG)



Price: \$825,000 Method: Auction Sale Date: 05/10/2019

Property Type: Townhouse (Res) Land Size: 152 sqm approx

Agent Comments

Account - hockingstuart | P: 03 9583 3246



