

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/18-24 Chute Street, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$643,500

Property Type

Unit

Suburb

Mordialloc

Period - From

01/07/2018

to

30/06/2019

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	4/91 Mcdonald St MORDIALLOC 3195	\$614,000	15/06/2019
2	5/68 Chute St MORDIALLOC 3195	\$608,000	25/05/2019
3	3/19 Gipps Av MORDIALLOC 3195	\$585,000	20/07/2019

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:

16/09/2019



2 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



4/91 McDonald St MORDIALLOC 3195 (REI)

Agent Comments

2 1 1

Price: \$614,000

Method: Auction Sale

Date: 15/06/2019

Property Type: Unit



5/68 Chute St MORDIALLOC 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$608,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Unit

3/19 Gipps Av MORDIALLOC 3195 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 20/07/2019

Property Type: Villa