

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	13/17 Collocott Street, Mordialloc Vic 3195
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	91a Chute St MORDIALLOC 3195	\$935,000	18/10/2017
2	3/3 Albert St MORDIALLOC 3195	\$870,000	28/10/2017
3	118c White St MORDIALLOC 3195	\$860,000	30/10/2017

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.



 4  2  2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



91a Chute St MORDIALLOC 3195 (REI)

Agent Comments

 3  2  2

Price: \$935,000

Method: Sold Before Auction

Date: 18/10/2017

Rooms: -

Property Type: Townhouse (Res)



3/3 Albert St MORDIALLOC 3195 (REI)

Agent Comments

 3  2  2

Price: \$870,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Townhouse (Res)



118c White St MORDIALLOC 3195 (REI)

Agent Comments

 4  3  2

Price: \$860,000

Method: Sold Before Auction

Date: 30/10/2017

Rooms: -

Property Type: Townhouse (Res)