

Simon Wendt 9583 3246 0407 040706 swendt@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Add Including suburb posto		ollocott Stree	t, Mordialloc	: Vic 3195				
ndicative selling	g price							
or the meaning of	this price see	consumer.vic	.gov.au/und	lerquoting				
Range between	\$870,000	&	\$9	950,000				
Median sale pric	e							
Median price \$1	,140,000	House X	( Unit		Suburb	Mordialloc		
Period - From 01	/10/2016	to 30/09/20	017	Source RE	EIV			

#### 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.

Ad	dress 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.

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## hockingstuart

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**Indicative Selling Price** \$870,000 - \$950,000 **Median House Price** Year ending September 2017: \$1,140,000





Rooms:

Property Type: Townhouse

Agent Comments

### Comparable Properties



91a Chute St MORDIALLOC 3195 (REI)

Price: \$935,000

Method: Sold Before Auction

Date: 18/10/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



3/3 Albert St MORDIALLOC 3195 (REI)

Price: \$870.000

Method: Auction Sale Date: 28/10/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



118c White St MORDIALLOC 3195 (REI)

Price: \$860,000

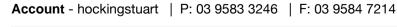
Method: Sold Before Auction

Date: 30/10/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 







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