

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

1/110 Chute Street Mordialloc VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

*House

*Unit

X

Suburb

Mordialloc

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

1/35 Cedric Street Mordialloc VIC 3195	\$760,200	30-Apr-19
1D Woods Avenue Mordialloc VIC 3195	\$730,000	27-Apr-19
1/409 Nepean Highway Mordialloc VIC 3195	\$774,000	04-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 05 September 2019

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1/35 Cedric Street Mordialloc VIC 3195

Sold Price

\$760,200

Sold Date

30-Apr-19

 3

 1

 1

Distance

0.3km



1D Woods Avenue Mordialloc VIC 3195

Sold Price

\$730,000

Sold Date

27-Apr-19

 3

 1

 2

Distance

0.31km



1/409 Nepean Highway Mordialloc VIC 3195

Sold Price

\$774,000

Sold Date

04-Jun-19

 3

 2

 2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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