

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

51 Chute Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Mordialloc

Period - From 16/05/2021

to

15/05/2022

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	56 Melrose St PARKDALE 3195	\$2,100,000	08/12/2021
2	27 Vialls Av PARKDALE 3195	\$2,070,000	23/03/2022
3	22 Helm St ASPENDALE 3195	\$1,975,000	12/04/2022

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:

16/05/2022 10:03



6 3 3

Property Type: House
Land Size: 632sqms (approx) sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
16/05/2021 - 15/05/2022: \$1,400,000

Comparable Properties



56 Melrose St PARKDALE 3195 (REI/VG)

Agent Comments

4 3 4

Price: \$2,100,000
Method: Sold Before Auction
Date: 08/12/2021
Property Type: House (Res)
Land Size: 629 sqm approx



27 Vialls Av PARKDALE 3195 (REI)

Agent Comments

4 2 3

Price: \$2,070,000
Method: Sold Before Auction
Date: 23/03/2022
Property Type: House (Res)
Land Size: 735 sqm approx



22 Helm St ASPENDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,975,000
Method: Private Sale
Date: 12/04/2022
Property Type: House
Land Size: 598 sqm approx