### 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

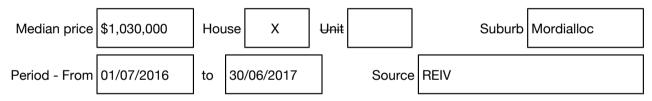
34 Kershaw Street, Mordialloc Vic 3195

#### Indicative selling price

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

Single price \$1,175,000

#### Median sale price



#### 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	13 Keith St PARKDALE 3195	\$1,275,000	18/03/2017
2	5 Booth St PARKDALE 3195	\$1,270,000	27/05/2017
3	16 Parsons St MORDIALLOC 3195	\$1,130,000	04/03/2017

#### 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.

#### Account - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## hockingstuart





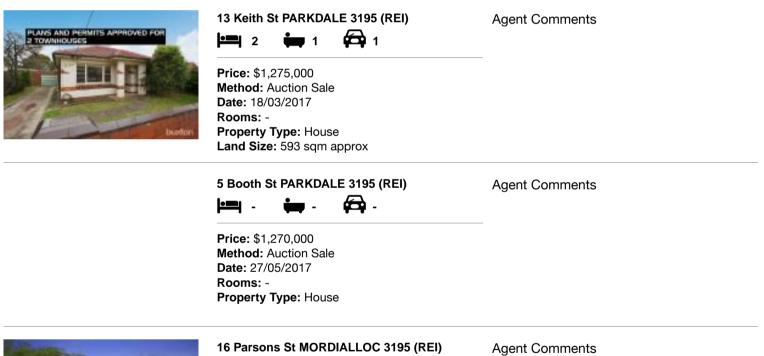
Rooms: Property Type: House (Res) Agent Comments 9583 3246 0412 306 425 icasey@hockingstuart.com.au

Irene Casey

Indicative Selling Price \$1,175,000 Median House Price Year ending June 2017: \$1,030,000

With plans and permits approved, a lot of the hard work has been done for you. If you just want to develop the dream living and work with what is here then the north facing aspect will reward you.

## **Comparable Properties**





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Price: \$1,130,000 Method: Auction Sale Date: 04/03/2017 Rooms: -Property Type: House (Res) Land Size: 648 sqm approx

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