

Nick Kiloh 03 9521 9800 0429 117 724 nkiloh@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	34A Kershaw Street, Mordialloc Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,085,000 & \$1,185,000

Median sale price

Median price	\$1,155,000	Hou	ise X	Unit		Suburb	Mordialloc
Period - From	01/04/2018	to	31/03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	12b Steedman St MORDIALLOC 3195	\$1,300,000	24/11/2018
2	1/16 The Corso PARKDALE 3195	\$1,300,000	11/01/2019
3	55 Antibes St PARKDALE 3195	\$1,230,000	11/12/2018

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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Indicative Selling Price \$1,085,000 - \$1,185,000 Median House Price

Median House Price
Year ending March 2019: \$1,155,000





Property Type: Townhouse

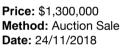
Agent Comments



Comparable Properties



12b Steedman St MORDIALLOC 3195 (REI/VG) Agent Comments



Rooms: -

--3

Property Type: Townhouse (Res)



1/16 The Corso PARKDALE 3195 (REI)

4 3 **i** 2 **A**

Price: \$1,300,000 **Method:** Private Sale **Date:** 11/01/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



55 Antibes St PARKDALE 3195 (REI/VG)

□ 3 **□** 2 **□**

Price: \$1,230,000 **Method:** Private Sale **Date:** 11/12/2018

Rooms: -

Property Type: Townhouse (Single) **Land Size:** 265 sqm approx

Agent Comments

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