

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

1/4 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2023

to

30 Apr 2024

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

7/35 BAY STREET PARKDALE VIC 3195	\$610,000	03-Jan-24
6/38-40 RENNISON STREET PARKDALE VIC 3195	\$575,000	14-Nov-23
RENNISON STREET PARKDALE VIC 3195	\$575,000	14-Nov-23

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: 06 May 2024

Christopher Azar
M 0412656205
E chris.a@makrealty.com.au



7/35 BAY STREET PARKDALE VIC 3195

Sold Price

\$610,000

Sold Date

03-Jan-24

2

1

1

Distance

1.34km



6/38-40 RENNISON STREET PARKDALE VIC 3195

Sold Price

\$575,000

Sold Date

14-Nov-23

2

1

1

Distance

1.58km



RENNISON STREET PARKDALE VIC 3195

Sold Price

Sold Date

14-Nov-23

2

-

-

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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