

## 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 48 Jack Holt Way, Mordialloc

### Indicative selling price

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

Single price  or range between \$830,000 & \$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,122,500

\*House x

\*Unit

Suburb Mordialloc

Period - From 4<sup>th</sup> April, 2017 to 3<sup>rd</sup> March, 2018

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 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
32 Jack Holt Way, Mordialloc	\$850,000	7 Oct 2017
118C White Street, Mordialloc	\$860,000	31 Oct 2017
1/125 Albert Street, Mordialloc	\$865,000	24 March 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.



OBrien Real Estate