

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

15/18-24 Chute Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$722,500 Property Type Unit Suburb Mordialloc

Period - From 19/06/2023 to 18/06/2024 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	106/71 Barkly St MORDIALLOC 3195	\$640,000	19/03/2024
2	7/35 Bay St PARKDALE 3195	\$610,000	08/01/2024
3	1/50-51 Nepean Hwy ASPENDALE 3195	\$590,000	21/12/2023

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:

19/06/2024 13:05

15/18-24 Chute Street, Mordialloc Vic 3195



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
19/06/2023 - 18/06/2024: \$722,500

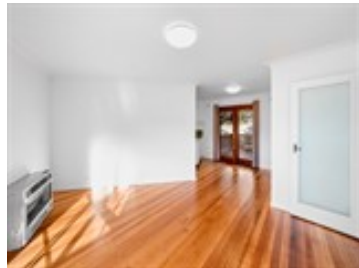
Comparable Properties



106/71 Barkly St MORDIALLOC 3195 (REI/VG) **Agent Comments**

2 2 1

Price: \$640,000
Method: Private Sale
Date: 19/03/2024
Property Type: Apartment



7/35 Bay St PARKDALE 3195 (REI/VG) **Agent Comments**

2 1 1

Price: \$610,000
Method: Private Sale
Date: 08/01/2024
Property Type: Unit



1/50-51 Nepean Hwy ASPENDALE 3195 (REI) **Agent Comments**

2 1 1

Price: \$590,000
Method: Private Sale
Date: 21/12/2023
Property Type: Unit

Account - Jellis Craig



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