

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

55 Elliot Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,295,000

&

\$1,395,000

Median sale price

Median price \$1,365,000

Property Type House

Suburb Mordialloc

Period - From 26/10/2023

to

25/10/2024

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	19 Black Knight St MORDIALLOC 3195	\$1,380,000	10/08/2024
2	436 Como Pde.W PARKDALE 3195	\$1,350,000	27/06/2024
3			

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:

26/10/2024 17:16

55 Elliot Street, Mordialloc Vic 3195



4 2 2

Property Type: House
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000 - \$1,395,000
Median House Price
26/10/2023 - 25/10/2024: \$1,365,000

Comparable Properties



19 Black Knight St MORDIALLOC 3195
(REI/VG)

Agent Comments

4 2 2

Price: \$1,380,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 536 sqm approx



436 Como Pde.W PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Private Sale
Date: 27/06/2024
Property Type: House

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 - Jellis Craig



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