

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

2/492 Main Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Mordialloc

Period - From 01/07/2022

to

30/09/2022

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	13/47-49 Bear St MORDIALLOC 3195	\$600,000	16/09/2022
2	14/214 Beach Rd MORDIALLOC 3195	\$592,500	29/09/2022
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:

20/12/2022 09:53



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Property Type: Unit
Land Size: 120 sqm approx
Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

September quarter 2022: \$660,000

Comparable Properties



13/47-49 Bear St MORDIALLOC 3195 (REI)

Agent Comments

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 16/09/2022
Property Type: Unit



14/214 Beach Rd MORDIALLOC 3195 (REI)

Agent Comments

 2  1  1

Price: \$592,500
Method: Private Sale
Date: 29/09/2022
Property Type: Unit

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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