

# 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

10 Kokoda Place, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$915,000

### Median sale price

Median price

\$1,302,500

Property Type

House

Suburb

Mordialloc

Period - From

01/07/2023

to

30/06/2024

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	1/80a Albert St MORDIALLOC 3195	\$937,500	27/05/2024
2	5/188 Beach Rd MORDIALLOC 3195	\$930,000	01/06/2024
3	3/11 Verbena St MORDIALLOC 3195	\$875,000	07/02/2024

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:

20/07/2024 13:36



 4  2  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$915,000

**Median House Price**

Year ending June 2024: \$1,302,500

## Comparable Properties



**1/80a Albert St MORDIALLOC 3195 (REI)**

Agent Comments

 3  2  2

**Price:** \$937,500

**Method:** Sold Before Auction

**Date:** 27/05/2024

**Property Type:** Townhouse (Res)



**5/188 Beach Rd MORDIALLOC 3195 (REI)**

Agent Comments

 3  2  1

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** Townhouse (Res)



**3/11 Verbena St MORDIALLOC 3195 (RE/VG)**

Agent Comments

 3  2  2

**Price:** \$875,000

**Method:** Sold Before Auction

**Date:** 07/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 241 sqm approx

**Account - Barry Plant** | P: 03 9586 0500