

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

7a Verbena Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

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	36b Brownfield St MORDIALLOC 3195	\$1,580,000	18/04/2024
2	4a Bay St MORDIALLOC 3195	\$1,525,000	06/04/2024
3	5b Hicks St PARKDALE 3195	\$1,500,000	21/06/2024

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:

15/07/2024 08:47

7a Verbena Street, Mordialloc Vic 3195

Byron Kerr

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0421192271

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 4  3  2

Property Type:

Land Size: 463 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

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

Comparable Properties



36b Brownfield St MORDIALLOC 3195 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,580,000

Method: Private Sale

Date: 18/04/2024

Property Type: Townhouse (Single)

Land Size: 349 sqm approx



4a Bay St MORDIALLOC 3195 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,525,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Single)

Land Size: 248 sqm approx



5b Hicks St PARKDALE 3195 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Private Sale

Date: 21/06/2024

Property Type: Townhouse (Single)

Account - Jellis Craig



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