

16 Bay Street, Mordialloc Vic 3195

hockingstuart

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Indicative Selling Price

\$1,490,000 - \$1,639,000

Median Unit Price

Year ending December 2018: \$650,500



 4  2  2

Rooms:

Property Type: House

Agent Comments

Comparable Properties

4 Parsons St MORDIALLOC 3195 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,475,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx

19 Bay St, PARKDALE 3195 (VG)

Agent Comments

 3  2  1

Price: \$1,450,000

Method: Sale

Date: 21/12/2018

Rooms: -

Property Type: House (Res)

Land Size:

1 Warrigal Rd MENTONE 3194 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,410,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 607 sqm approx

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

16 Bay Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,490,000 & \$1,639,000

Median sale price

Median price \$650,500 House Unit X Suburb Mordialloc

Period - From 01/01/2018 to 31/12/2018 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	4 Parsons St MORDIALLOC 3195	\$1,475,000	17/11/2018
2	19 Bay Street, Parkdale	\$1,450,000	21/12/2018
3	1 Warrigal Rd MENTONE 3194	\$1,410,000	27/10/2018

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.~~