

# 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

19a Edith Street, Mordialloc Vic 3195

### Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,015,000 Property Type Townhouse Suburb Mordialloc

Period - From 15/08/2023 to 14/08/2024 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	53a Sixth St PARKDALE 3195	\$1,700,000	18/07/2024
2	2/10 Isabella St PARKDALE 3195	\$1,700,000	15/07/2024
3	5b Elliot St PARKDALE 3195	\$1,700,000	02/05/2024

**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: 15/08/2024 10:49



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median Townhouse Price**  
15/08/2023 - 14/08/2024: \$1,015,000

## Comparable Properties

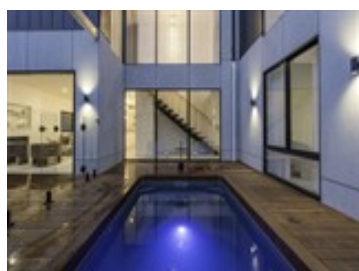


**53a Sixth St PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 18/07/2024  
**Property Type:** Townhouse (Single)



**2/10 Isabella St PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 15/07/2024  
**Property Type:** Townhouse (Res)



**5b Elliot St PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$1,700,000  
**Method:** Sold Before Auction  
**Date:** 02/05/2024  
**Property Type:** Townhouse (Res)