

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

46A Bear Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$642,000

Property Type Unit

Suburb Mordialloc

Period - From 01/04/2019

to

31/03/2020

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	46b Bear St MORDIALLOC 3195	\$1,200,000	21/11/2019
2	2a Parsons St MORDIALLOC 3195	\$1,150,000	29/10/2019
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:

27/04/2020 13:03



3 2 2

Property Type:

Agent Comments

Comparable Properties



46b Bear St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 3 2

Price: \$1,200,000

Method: Private Sale

Date: 21/11/2019

Property Type: Townhouse (Single)

Land Size: 321 sqm approx



2a Parsons St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 1

Price: \$1,150,000

Method: Private Sale

Date: 29/10/2019

Property Type: Townhouse (Single)

Land Size: 290 sqm approx

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.