

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

4/47-49 Bear Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$792,500

Property Type Unit

Suburb Mordialloc

Period - From 01/04/2024

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	4/5 Albert St MORDIALLOC 3195	\$658,000	19/07/2024
2	9/3 Manikato Av MORDIALLOC 3195	\$630,000	11/07/2024
3	14/4 Gipps Av MORDIALLOC 3195	\$601,000	01/06/2024

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:

29/07/2024 19:34



 2  - 

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median Unit Price
June quarter 2024: \$792,500

Comparable Properties



4/5 Albert St MORDIALLOC 3195 (REI)

Agent Comments

 2  1 

Price: \$658,000
Method: Private Sale
Date: 19/07/2024
Property Type: Unit
Land Size: 196 sqm approx



9/3 Manikato Av MORDIALLOC 3195 (REI)

Agent Comments

 2  1 

Price: \$630,000
Method: Private Sale
Date: 11/07/2024
Property Type: Townhouse (Single)



14/4 Gipps Av MORDIALLOC 3195 (REI)

Agent Comments

 2  1 

Price: \$601,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Unit

Account - Barry Plant | P: 03 9586 0500