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	

Indicative selling price

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

Range between	\$1,390,000	&	\$1,520,000
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Median sale price

Median price	\$1,300,000	Pro	perty Type	louse		Suburb	Mordialloc
Period - From	01/01/2022	to	31/12/2022	S	ource	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

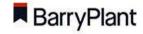
Address of comparable property		Price	Date of sale
1	5 Waratah Av MORDIALLOC 3195	\$1,700,000	20/12/2022
2	26 Affinity CI MORDIALLOC 3195	\$1,540,000	13/08/2022
3	3 Waratah Av MORDIALLOC 3195	\$1,432,000	26/11/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/02/2023 13:56













Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$1,390,000 - \$1,520,000 Median House Price

Year ending December 2022: \$1,300,000

Comparable Properties

5 Waratah Av MORDIALLOC 3195 (REI)

•**—** 3





Agent Comments

Price: \$1,700,000

Method:

Date: 20/12/2022 Property Type: House



26 Affinity CI MORDIALLOC 3195 (REI/VG)

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Price: \$1,540,000 **Method:** Auction Sale **Date:** 13/08/2022

Property Type: House (Res) Land Size: 454 sqm approx







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Price: \$1,432,000 **Method:** Auction Sale **Date:** 26/11/2022

Property Type: House (Res) **Land Size:** 648 sqm approx

Agent Comments

Agent Comments

Account - Barry Plant | P: 03 9586 0500



