

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

210/90 White Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$575,000 & \$630,000

Median sale price

Median price \$708,750 Property Type Unit Suburb Mordialloc

Period - From 19/02/2023 to 18/02/2024 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 | 102/131 Parkers Rd PARKDALE 3195 | \$621,000 | 09/10/2023 |
| 2 | 9/81 Barkly St MORDIALLOC 3195 | \$600,000 | 21/11/2023 |
| 3 | 107/55-57 Barkly St MORDIALLOC 3195 | \$595,000 | 13/10/2023 |

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:

19/02/2024 09:43



 2  2  1

Property Type: Apartment
Land Size: 118 sqm approx
Agent Comments

Indicative Selling Price
\$575,000 - \$630,000
Median Unit Price
19/02/2023 - 18/02/2024: \$708,750

Comparable Properties



102/131 Parkers Rd PARKDALE 3195 (REI/VG) **Agent Comments**

 2  2  1

Price: \$621,000
Method: Private Sale
Date: 09/10/2023
Property Type: Unit



9/81 Barkly St MORDIALLOC 3195 (REI/VG) **Agent Comments**

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 21/11/2023
Property Type: Apartment



107/55-57 Barkly St MORDIALLOC 3195 (REI) **Agent Comments**

 2  1  1

Price: \$595,000
Method: Private Sale
Date: 13/10/2023
Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500