

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

3 Francis Street, Mordialloc Vic 3195

Indicative selling price

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

Single price \$1,090,000

Median sale price

Median price \$1,087,500

House

X

Unit

Suburb

Mordialloc

Period - From 01/10/2017

to

30/09/2018

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	2 David St MORDIALLOC 3195	\$1,155,000	02/07/2018
2	26 Ormond St MORDIALLOC 3195	\$1,115,000	09/09/2018
3	54 Chute St MORDIALLOC 3195	\$955,000	30/07/2018

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.



3 1 2

Rooms:
Property Type: House
Agent Comments

Comparable Properties



2 David St MORDIALLOC 3195 (REI/VG)

Agent Comments

4 1 1

Price: \$1,155,000
Method: Private Sale
Date: 02/07/2018
Rooms: 5
Property Type: House
Land Size: 626 sqm approx



26 Ormond St MORDIALLOC 3195 (REI)

Agent Comments

3 1 2

Price: \$1,115,000
Method: Sold After Auction
Date: 09/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 766 sqm approx



54 Chute St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 1 4

Price: \$955,000
Method: Private Sale
Date: 30/07/2018
Rooms: -
Property Type: House
Land Size: 650 sqm approx