

# 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

4/11 Hall Mark Road, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000 & \$880,000

### Median sale price

Median price \$1,040,000 Property Type Townhouse Suburb Mordialloc

Period - From 16/01/2024 to 15/01/2025 Source Property Data

### 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	1/81 Marriott St PARKDALE 3195	\$865,000	09/10/2024
2	16b Park St MORDIALLOC 3195	\$905,000	24/09/2024
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: 16/01/2025 11:00



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$830,000 - \$880,000  
**Median Townhouse Price**  
16/01/2024 - 15/01/2025: \$1,040,000

## Comparable Properties



**1/81 Marriott St PARKDALE 3195 (REI/VG)**

Agent Comments



**Price:** \$865,000  
**Method:** Sold Before Auction  
**Date:** 09/10/2024  
**Property Type:** House (Res)



**16b Park St MORDIALLOC 3195 (REI/VG)**

Agent Comments



**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 24/09/2024  
**Property Type:** Townhouse (Single)

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.

Account - Barry Plant | P: 03 9586 0500



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