## 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

24 Treeby Boulevard, Mordialloc Vic 3195

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ing  |        |            |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|------------|
| Range betweer   | \$1,490,000       |      | &            |      | \$1,580,000 |      |        |            |
| Median sale p   | rice              |      |              |      |             |      |        |            |
| Median price    | \$1,320,000       | Pro  | operty Type  | Hou  | se          |      | Suburb | Mordialloc |
| Period - From   | 27/03/2023        | to   | 26/03/2024   |      | So          | urce | 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.

| Ad | dress of comparable property         | Price       | Date of sale |
|----|--------------------------------------|-------------|--------------|
| 1  | 4 Cedric St PARKDALE 3195            | \$1,560,000 | 28/10/2023   |
| 2  | 1 Berringa St PARKDALE 3195          | \$1,530,000 | 28/11/2023   |
| 3  | 12 Derrick CI ASPENDALE GARDENS 3195 | \$1,510,000 | 28/10/2023   |

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:

27/03/2024 16:50









Rooms: 8 Property Type: House (Res) Land Size: 594 sqm approx Agent Comments Indicative Selling Price \$1,490,000 - \$1,580,000 Median House Price 27/03/2023 - 26/03/2024: \$1,320,000

# **Comparable Properties**



4 Cedric St PARKDALE 3195 (REI)



Price: \$1,560,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Agent Comments

1 Berringa St PARKDALE 3195 (VG)

Agent Comments



Price: \$1,530,000 Method: Sale Date: 28/11/2023 Property Type: House (Res) Land Size: 587 sqm approx



12 Derrick CI ASPENDALE GARDENS 3195 Agent Comments (REI/VG)



Price: \$1,510,000 Method: Sold Before Auction Date: 28/10/2023 Property Type: House (Res) Land Size: 620 sqm approx

#### Account - Barry Plant | P: 03 9586 0500



propertydata

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