

## 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	14 Eric Avenue, Mordialloc Vic 3195
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#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,060,000
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#### Median sale price

Median price	\$1,115,000	House	X	Unit		Suburb	Mordialloc
Period - From	01/01/2018	to	31/12/2018	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	27 Barkly St MORDIALLOC 3195	\$1,260,000	17/11/2018
2	2 Waratah Av MORDIALLOC 3195	\$1,240,000	17/11/2018
3	26 Ormond St MORDIALLOC 3195	\$1,115,000	09/09/2018

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.



 4  2  2

**Rooms:**

**Property Type:** House

**Agent Comments**

## Comparable Properties

**27 Barkly St MORDIALLOC 3195 (REI)**

**Agent Comments**

 5  3  5

**Price:** \$1,260,000

**Method:** Sold Before Auction

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 763 sqm approx



**2 Waratah Av MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 639 sqm approx



**26 Ormond St MORDIALLOC 3195 (REI/VG)**

**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