

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 2/4 Eurythmic St Mordialloc, Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between 1,080,000 & 1,160,000

Median sale price

Median price 1,300,000 Property type house Suburb Mordialloc

Period - From Dec 2023 to Nov 2024 Source REA

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
6/4 Eurythmic St Mordialloc	1,145,000	18/10/2024
1/4 Eurythmic St Mordialloc	1,150,000	14/09/2024
12 Bamber Cts, Mordialloc	1,175,000	07/09/2024

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: 03/12/2024