

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

8A Waratah Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,650,000 & \$1,700,000

Median sale price

Median price \$956,400 Property Type Townhouse Suburb Mordialloc

Period - From 02/12/2020 to 01/12/2021 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	1/17 Eveline Av PARKDALE 3195	\$1,660,000	09/10/2021
2	23b Rosella Rd PARKDALE 3195	\$1,650,000	01/10/2021
3	32a Bay St MORDIALLOC 3195	\$1,650,000	11/10/2021

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:

02/12/2021 09:20



4 2 2

Property Type: Townhouse

Land Size: 429 sqm approx

Agent Comments

Comparable Properties



1/17 Eveline Av PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,660,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Townhouse (Res)

Land Size: 447 sqm approx



23b Rosella Rd PARKDALE 3195 (REI/VG)

Agent Comments

3 2 3

Price: \$1,650,000

Method: Sold Before Auction

Date: 01/10/2021

Property Type: Townhouse (Res)

Land Size: 440 sqm approx



32a Bay St MORDIALLOC 3195 (REI)

Agent Comments

4 3 2

Price: \$1,650,000

Method: Private Sale

Date: 11/10/2021

Property Type: Townhouse (Res)

Land Size: 316 sqm approx