

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

26A Ormond Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,500,000

&

\$1,580,000

Median sale price

Median price \$1,020,000

Property Type Townhouse

Suburb Mordialloc

Period - From 21/04/2021

to

20/04/2022

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	21a Rosella Rd PARKDALE 3195	\$1,575,000	11/12/2021
2	7b Hicks St PARKDALE 3195	\$1,550,000	29/11/2021
3	1/7 Woods Av MORDIALLOC 3195	\$1,515,000	03/11/2021

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:

21/04/2022 23:38



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Rooms: 7**Property Type:** Townhouse**Land Size:** 378m2 sqm approx

Agent Comments

A stunning sanctuary of style and space, this brand new luxury residence delivers an exceptional family lifestyle just a short stroll from the beach, Ben Kavanagh Reserve and Village shops, cafes and trains. A substantial design offers the utmost in family flexibility with multiple living areas, up and downstairs main bedroom suites and a genuine family friendly rear garden. Superbly sophisticated, a beautifully finished layout includes large open plan living/dining with magnificent custom kitchen featuring Siemens cooking appliances and butler's pantry.

Comparable Properties

**21a Rosella Rd PARKDALE 3195 (REI)**

Agent Comments

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Price: \$1,575,000**Method:** Auction Sale**Date:** 11/12/2021**Property Type:** Townhouse (Res)**7b Hicks St PARKDALE 3195 (REI)**

Agent Comments

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Price: \$1,550,000**Method:** Private Sale**Date:** 29/11/2021**Property Type:** Townhouse (Single)**1/7 Woods Av MORDIALLOC 3195 (REI)**

Agent Comments

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 2

Price: \$1,515,000**Method:** Sold Before Auction**Date:** 03/11/2021**Property Type:** Townhouse (Res)