Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 215-216 Beach Road, Mordialloc Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,160,000		&		\$2,280,000			
Median sale p	rice							
Median price	\$1,285,000	Pro	operty Type	Hou	se		Suburb	Mordialloc
Period - From	26/05/2020	to	25/05/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	194 Beach Rd MORDIALLOC 3195	\$2,160,000	15/05/2021
2			
3			

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:

26/05/2021 10:53







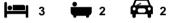


Rooms: 6 Property Type: House Land Size: 447 (approx) sqm approx Agent Comments Indicative Selling Price \$2,160,000 - \$2,280,000 Median House Price 26/05/2020 - 25/05/2021: \$1,285,000

Comparable Properties



194 Beach Rd MORDIALLOC 3195 (REI)



Price: \$2,160,000 Method: Auction Sale Date: 15/05/2021 Property Type: House (Res) Land Size: 365 sqm approx Agent Comments

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.