

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

215-216 Beach Road, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$2,160,000

&

\$2,280,000

Median sale price

Median price

\$1,285,000

Property Type

House

Suburb

Mordialloc

Period - From

26/05/2020

to

25/05/2021

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	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



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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)

Agent Comments

3 2 2

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

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.