

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

5/10 High Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$1,071,500 Property Type Townhouse Suburb Mordialloc

Period - From 28/06/2021 to 27/06/2022 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	60 Elliot St MORDIALLOC 3195	\$880,000	25/05/2022
2	36a Melrose St PARKDALE 3195	\$866,000	04/04/2022
3	3/11 Blanche Av PARKDALE 3195	\$850,500	04/05/2022

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:

28/06/2022 15:35



 2  1  1

Rooms: 6
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median Townhouse Price
28/06/2021 - 27/06/2022: \$1,071,500

Comparable Properties

60 Elliot St MORDIALLOC 3195 (REI)

Agent Comments

 2  1  2

Price: \$880,000
Method: Sold Before Auction
Date: 25/05/2022
Property Type: Townhouse (Res)

36a Melrose St PARKDALE 3195 (REI/VG)

Agent Comments

 2  2  2

Price: \$866,000
Method: Sold Before Auction
Date: 04/04/2022
Property Type: Townhouse (Res)



3/11 Blanche Av PARKDALE 3195 (REI)

Agent Comments

 2  2  1

Price: \$850,500
Method: Sold Before Auction
Date: 04/05/2022
Property Type: Townhouse (Res)