

# 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

4/16 Woods Avenue, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$810,000 & \$860,000

### Median sale price

Median price \$630,406 Property Type Unit Suburb Mordialloc

Period - From 01/10/2018 to 30/09/2019 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	57 Elliot St MORDIALLOC 3195	\$860,000	10/05/2019
2	50 Hall Mark Rd MORDIALLOC 3195	\$846,000	31/08/2019
3	13/9-11 Manikato Av MORDIALLOC 3195	\$825,000	05/10/2019

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:

25/10/2019 10:47



3 2 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**57 Elliot St MORDIALLOC 3195 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$860,000

**Method:** Private Sale

**Date:** 10/05/2019

**Property Type:** Townhouse (Single)

**Land Size:** 211 sqm approx



**50 Hall Mark Rd MORDIALLOC 3195 (REI)**

Agent Comments

3 2 1

**Price:** \$846,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Property Type:** Townhouse (Res)



**13/9-11 Manikato Av MORDIALLOC 3195 (REI)** Agent Comments

3 2 1

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** Townhouse (Res)