

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

10 Verbena Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Mordialloc

Period - From 21/11/2023 to 20/11/2024 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	3 Booth St PARKDALE 3195	\$1,340,000	25/09/2024
2	54 Elliot St MORDIALLOC 3195	\$1,300,000	26/08/2024
3	5 Cedric St PARKDALE 3195	\$1,300,000	16/07/2024

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:

21/11/2024 16:08



Property Type: Land
Land Size: 638 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,280,000 - \$1,350,000
Median House Price
 21/11/2023 - 20/11/2024: \$1,330,000

Comparable Properties



3 Booth St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,340,000
Method: Sold Before Auction
Date: 25/09/2024
Property Type: House (Res)
Land Size: 772 sqm approx



54 Elliot St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 26/08/2024
Property Type: House (Res)

5 Cedric St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 16/07/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9586 0500



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