

# 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

1/50 White Street, 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 \$820,000 & \$880,000

### Median sale price

Median price \$794,500 Property Type Unit Suburb Mordialloc

Period - From 01/01/2021 to 31/03/2021 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	3/50 White St MORDIALLOC 3195	\$950,000	24/04/2021
2	2/19 Laburnum St PARKDALE 3195	\$842,500	18/12/2020
3	4/52 Parkers Rd PARKDALE 3195	\$835,000	20/12/2020

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:

05/05/2021 12:08

1/50 White Street, Mordialloc Vic 3195

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$820,000 - \$880,000

**Median Unit Price**

March quarter 2021: \$794,500



3 2.5 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**3/50 White St MORDIALLOC 3195 (REI)**

Agent Comments

3 3 2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 24/04/2021

**Property Type:** Townhouse (Res)



**2/19 Laburnum St PARKDALE 3195 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$842,500

**Method:** Private Sale

**Date:** 18/12/2020

**Property Type:** Townhouse (Single)

**Land Size:** 103 sqm approx



**4/52 Parkers Rd PARKDALE 3195 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$835,000

**Method:** Private Sale

**Date:** 20/12/2020

**Property Type:** Townhouse (Single)

**Land Size:** 135 sqm approx

**Account** - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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.