

# 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 6 Edward 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 \$930,000 & \$1,020,000

### Median sale price

Median price \$1,162,500 Property Type House Suburb Mordialloc

Period - From 01/01/2020 to 31/03/2020 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	78 Chute St MORDIALLOC 3195	\$1,087,500	29/02/2020
2	23 Black Knight St MORDIALLOC 3195	\$1,006,000	12/03/2020
3	40 Macgregor St PARKDALE 3195	\$975,000	22/02/2020

**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: 27/04/2020 13:14

Damien Murphy  
9586 0500  
0411 606 163  
dmurphy@barryplant.com.au

**Indicative Selling Price**  
\$930,000 - \$1,020,000  
**Median House Price**  
March quarter 2020: \$1,162,500



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

## Comparable Properties



**78 Chute St MORDIALLOC 3195 (REI)**

Agent Comments



**Price:** \$1,087,500  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** House (Res)



**23 Black Knight St MORDIALLOC 3195 (REI)**

Agent Comments



**Price:** \$1,006,000  
**Method:** Private Sale  
**Date:** 12/03/2020  
**Property Type:** House



**40 Macgregor St PARKDALE 3195 (REI/VG)**

Agent Comments



**Price:** \$975,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** House (Res)  
**Land Size:** 352 sqm approx