

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

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

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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