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	3/10 Bay Street, Mordialloc Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,100,000
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Median sale price

Median price	\$970,000	Pro	perty Type	Townhouse		Suburb	Mordialloc
Period - From	08/12/2020	to	07/12/2021		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

Address of comparable property		Price	Date of sale
1	103a Warren Rd PARKDALE 3195	\$1,100,000	08/10/2021
2	1/144 Chute St MORDIALLOC 3195	\$1,080,000	23/10/2021
3	2/1 Fourth St PARKDALE 3195	\$1,050,000	06/10/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/12/2021 19:53





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Indicative Selling Price \$1,050,000 - \$1,100,000 **Median Townhouse Price**

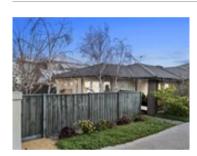
08/12/2020 - 07/12/2021: \$970,000



Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



103a Warren Rd PARKDALE 3195 (REI)

Price: \$1,100,000 Method: Private Sale Date: 08/10/2021

Property Type: Townhouse (Single)

Agent Comments

1/144 Chute St MORDIALLOC 3195 (REI)



Price: \$1,080,000 Method: Auction Sale Date: 23/10/2021

Property Type: Townhouse (Res) Land Size: 427 sqm approx

Agent Comments



2/1 Fourth St PARKDALE 3195 (REI)

Price: \$1,050,000 Method: Private Sale Date: 06/10/2021

Property Type: Townhouse (Single)

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



