

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

3/10 Bay Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$970,000

Property 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	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 comparable properties 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



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



103a Warren Rd PARKDALE 3195 (REI)

Agent Comments

3 2 1

Price: \$1,100,000

Method: Private Sale

Date: 08/10/2021

Property Type: Townhouse (Single)

1/144 Chute St MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Townhouse (Res)

Land Size: 427 sqm approx



2/1 Fourth St PARKDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Private Sale

Date: 06/10/2021

Property Type: Townhouse (Single)