

# 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

1/15 Bear 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)

Single price \$685,000

### Median sale price

Median price \$707,500

Property Type Unit

Suburb Mordialloc

Period - From 24/08/2023

to 23/08/2024

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	29/5-7 Collocott St MORDIALLOC 3195	\$670,000	06/08/2024
2	4/5 Albert St MORDIALLOC 3195	\$658,000	19/07/2024
3	15/18-24 Chute St MORDIALLOC 3195	\$665,000	13/07/2024

**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:

24/08/2024 13:36



 2    1    1

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$685,000  
**Median Unit Price**  
24/08/2023 - 23/08/2024: \$707,500

## Comparable Properties



**29/5-7 Collocott St MORDIALLOC 3195 (REI)**   **Agent Comments**

 2    1    1

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 06/08/2024  
**Property Type:** Unit



**4/5 Albert St MORDIALLOC 3195 (REI)**   **Agent Comments**

 2    1    1

**Price:** \$658,000  
**Method:** Private Sale  
**Date:** 19/07/2024  
**Property Type:** Unit  
**Land Size:** 196 sqm approx



**15/18-24 Chute St MORDIALLOC 3195 (REI)**   **Agent Comments**

 2    1    1

**Price:** \$665,000  
**Method:** Auction Sale  
**Date:** 13/07/2024  
**Property Type:** Unit

**Account - Barry Plant | P: 03 9586 0500**