

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

443B Main Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,000,500

Property Type Townhouse

Suburb Mordialloc

Period - From 01/04/2021

to 31/03/2022

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	43a Warren Rd PARKDALE 3195	\$1,190,000	18/12/2021
2	34A Elliot St MORDIALLOC 3195	\$1,165,000	19/03/2022
3	46 Hall Mark Rd MORDIALLOC 3195	\$1,160,000	30/11/2021

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:

01/04/2022 09:06



Property Type:
Divorce/Estate/Family Transfers
Land Size: 368 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
01/04/2021 - 31/03/2022: \$1,000,500

Comparable Properties



43a Warren Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,190,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Townhouse (Res)
Land Size: 365 sqm approx



34A Elliot St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,165,000
Method: Auction Sale
Date: 19/03/2022
Property Type: Townhouse (Res)



46 Hall Mark Rd MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Private Sale
Date: 30/11/2021
Property Type: Townhouse (Single)
Land Size: 297 sqm approx