

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

3/50 White Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$699,000 Property Type Unit Suburb Mordialloc

Period - From 01/10/2020 to 31/12/2020 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	6/9-11 Manikato Av MORDIALLOC 3195	\$890,000	01/12/2020
2	2/19 Laburnum St PARKDALE 3195	\$842,500	18/12/2020
3	3/442 Nepean Hwy PARKDALE 3195	\$840,000	21/01/2021

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:

30/03/2021 14:32



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Property Type: Townhouse

Land Size: 178 sqm approx

Agent Comments

Comparable Properties



6/9-11 Manikato Av MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$890,000

Method: Private Sale

Date: 01/12/2020

Property Type: Townhouse (Single)



2/19 Laburnum St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$842,500

Method: Private Sale

Date: 18/12/2020

Property Type: Townhouse (Single)

Land Size: 103 sqm approx

3/442 Nepean Hwy PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$840,000

Method: Sold Before Auction

Date: 21/01/2021

Property Type: Townhouse (Res)

Land Size: 93 sqm approx