

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 4/5-7 Keefer Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$792,500 Property Type Unit Suburb Mordialloc

Period - From 01/04/2024 to 30/06/2024 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	2/98-100 Chute St MORDIALLOC 3195	\$840,000	31/08/2024
2	1/3 Keefer St MORDIALLOC 3195	\$860,000	01/06/2024
3	1/143 Lower Dandenong Rd MENTONE 3194	\$801,000	11/05/2024

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: 10/09/2024 17:51



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

June quarter 2024: \$792,500

Comparable Properties



2/98-100 Chute St MORDIALLOC 3195 (REI)

Agent Comments

3 1 2

Price: \$840,000

Method: Auction Sale

Date: 31/08/2024

Property Type: Unit



1/3 Keefer St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$860,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Unit



1/143 Lower Dandenong Rd MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$801,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Unit

Land Size: 390 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707