

# 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

51b Brownfield Street, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,620,000

### Median sale price

Median price

\$1,316,250

Property Type

House

Suburb

Mordialloc

Period - From

03/07/2023

to

02/07/2024

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 | 2/12 Barkly St MORDIALLOC 3195    | \$1,590,000 | 26/03/2024   |
| 2 | 36b Brownfield St MORDIALLOC 3195 | \$1,580,000 | 18/04/2024   |
| 3 | 2/364 Nepean Hwy PARKDALE 3195    | \$1,550,000 | 22/04/2024   |

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:

03/07/2024 17:56



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,620,000  
**Median House Price**  
03/07/2023 - 02/07/2024: \$1,316,250

## Comparable Properties



**2/12 Barkly St MORDIALLOC 3195 (REI)**

**Agent Comments**



**Price:** \$1,590,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** Townhouse (Single)



**36b Brownfield St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**



**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 18/04/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 349 sqm approx



**2/364 Nepean Hwy PARKDALE 3195 (REI)**

**Agent Comments**



**Price:** \$1,550,000  
**Method:** Sold Before Auction  
**Date:** 22/04/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 480 sqm approx