

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

3/46 Elliot Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,250,000

&

\$1,320,000

Median sale price

Median price \$1,310,000

Property Type House

Suburb Mordialloc

Period - From 01/01/2023

to

31/12/2023

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	2/65 McSwain St PARKDALE 3195	\$1,288,000	18/12/2023
2			
3			

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:

08/04/2024 09:37

3/46 Elliot Street, Mordialloc Vic 3195



Melina Scriva
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Indicative Selling Price

\$1,250,000 - \$1,320,000

Median House Price

Year ending December 2023: \$1,310,000



3 2 2

Property Type: Townhouse (Res)

Land Size: 290 sqm approx

Agent Comments

Comparable Properties



2/65 McSwain St PARKDALE 3195 (REI/VG)

Agent Comments

4 3 2

Price: \$1,288,000

Method: Private Sale

Date: 18/12/2023

Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: 03 9194 1200



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