

# 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

4/44 Cedric Street, Mordialloc Vic 3195

### Indicative selling price

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

Range between

\$450,000

&

\$495,000

### Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Mordialloc

Period - From

09/12/2022

to

08/12/2023

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	103/119 Mcdonald St MORDIALLOC 3195	\$495,000	16/09/2023
2	31/128-130 Beach Rd PARKDALE 3195	\$490,000	03/10/2023
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:

09/12/2023 11:59

4/44 Cedric Street, Mordialloc Vic 3195



Katrina O'Brien

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**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

09/12/2022 - 08/12/2023: \$655,000



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**103/119 McDonald St MORDIALLOC 3195 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$495,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** Unit

**Land Size:** 1652 sqm approx



**31/128-130 Beach Rd PARKDALE 3195 (REI)**

Agent Comments

2 1 -

**Price:** \$490,000

**Method:** Private Sale

**Date:** 03/10/2023

**Property Type:** Villa

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 - Hodges** | P: 03 95846500 | F: 03 95848216



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