

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 8 Temora Street, Mordialloc VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$850,000 & \$930,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,125,000 *House ☒ *Unit ☐ Suburb Mordialloc

Period - From 22 May 2017 to 22 May 2018 Source Core Logic RP Data

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
30 Verbena Street, Mordialloc	\$906,000	04 Dec 2017
41 Edmond Street, Parkdale	\$876,000	09 Dec 2017
246 Lower Dandenong Road, Mordialloc	\$805,000	01 Feb 2018



OBrien Real Estate