

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

1/4 Eurythmic Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,316,250 Property Type House Suburb Mordialloc

Period - From 07/08/2023 to 06/08/2024 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	1/4 Kingston St MORDIALLOC 3195	\$1,025,000	06/07/2024
2	15 Mccaffery PI MORDIALLOC 3195	\$1,051,000	15/06/2024
3	3/4 Kingston St MORDIALLOC 3195	\$1,030,000	10/04/2024

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:

07/08/2024 11:11



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
07/08/2023 - 06/08/2024: \$1,316,250

Comparable Properties



1/4 Kingston St MORDIALLOC 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,025,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Townhouse (Res)



15 McCaffery PI MORDIALLOC 3195 (REI)

Agent Comments

 4  3  2

Price: \$1,051,000
Method: Private Sale
Date: 15/06/2024
Property Type: Townhouse (Single)



3/4 Kingston St MORDIALLOC 3195 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,030,000
Method: Private Sale
Date: 10/04/2024
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9586 0500