#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

	1/4 Eurythmic Street, Mordialloc Vic 3195
Including suburb and	
postcode	

#### 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	Pro	perty 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

	areas or comparable property	1 1100	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



Date of sale









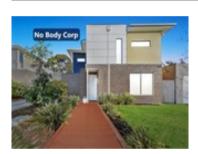


Property Type: Townhouse

**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)

**1** 3





Price: \$1,025,000 Method: Auction Sale Date: 06/07/2024

Property Type: Townhouse (Res)

**Agent Comments** 



15 Mccaffery PI MORDIALLOC 3195 (REI)

**-**3





**6** 2 ≥

Price: \$1.051.000 Method: Private Sale Date: 15/06/2024

Property Type: Townhouse (Single)

**Agent Comments** 



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





Price: \$1,030,000 Method: Private Sale Date: 10/04/2024

Property Type: Townhouse (Single)

**Agent Comments** 

**Account** - Barry Plant | P: 03 9586 0500



