

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 Temora 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 \$1,600,000

Property Type House

Suburb Mordialloc

Period - From 01/10/2021

to 31/12/2021

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	17 Scarlet St MORDIALLOC 3195	\$1,085,000	06/11/2021
2	164 Lower Dandenong Rd PARKDALE 3195	\$1,026,000	28/10/2021
3	9 Virginia Ct MENTONE 3194	\$1,005,000	25/02/2022

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:

02/03/2022 14:31

3 Temora Street, Mordialloc Vic 3195



3 1 3

Property Type: House
Land Size: 589 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2021: \$1,600,000

Comparable Properties



17 Scarlet St MORDIALLOC 3195 (REI/VG)

Agent Comments

2 1 4

Price: \$1,085,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 720 sqm approx



164 Lower Dandenong Rd PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,026,000
Method: Sold Before Auction
Date: 28/10/2021
Property Type: House (Res)
Land Size: 590 sqm approx



9 Virginia Ct MENTONE 3194 (REI)

Agent Comments

3 1 2

Price: \$1,005,000
Method: Auction Sale
Date: 25/02/2022
Property Type: House (Res)
Land Size: 577 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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