

# 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

7/4 Eurythmic St Mordialloc

## Indicative selling price

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

Single price

or range between

1,150,000

&

1,225,000

## Median sale price

Median price

1,300,000

Property type

house

Suburb

Mordialloc

Period - From

DEC 23

to

NOV 24

Source

REA

## 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
6/4 Eurythmic St Mordialloc	1145000	18/10/2024
1 /4 Eurythmic St Mordialloc	1,150,000	14/09/2024
12 Bamber CIs	1,175,000	07/09/2024

This Statement of Information was prepared on: 03/12/2024