

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

11/9-11 Manikato Avenue, Mordialloc Vic 3195

Indicative selling price

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

Single price

\$939,000

Median sale price

Median price

\$1,420,000

Property Type

House

Suburb

Mordialloc

Period - From

01/04/2024

to

30/06/2024

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	1/1 Park St MORDIALLOC 3195	\$910,000	26/08/2024
2	10 Kokoda PI MORDIALLOC 3195	\$905,000	23/07/2024
3	5/188 Beach Rd MORDIALLOC 3195	\$930,000	01/06/2024

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:

17/09/2024 14:10



 3  2  1

Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$939,000
Median House Price
June quarter 2024: \$1,420,000

Comparable Properties



1/1 Park St MORDIALLOC 3195 (REI)

Agent Comments

 3  2  2

Price: \$910,000
Method: Private Sale
Date: 26/08/2024
Property Type: Townhouse (Res)



10 Kokoda PI MORDIALLOC 3195 (VG)

Agent Comments

 4  -  -

Price: \$905,000
Method: Sale
Date: 23/07/2024
Property Type: Flat/Unit/Apartment (Res)



5/188 Beach Rd MORDIALLOC 3195 (REI/VG)

Agent Comments

 3  2  1

Price: \$930,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)