

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 Waratah Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Mordialloc

Period - From 26/10/2021

to

25/10/2022

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	26 Cedric St PARKDALE 3195	\$1,390,000	07/10/2022
2	49 Mcswain St PARKDALE 3195	\$1,365,000	10/08/2022
3	26 Allandale Rd MENTONE 3194	\$1,315,000	19/08/2022

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:

26/10/2022 12:05



4 1 3

Rooms: 8

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



26 Cedric St PARKDALE 3195 (REI)

Agent Comments

4 1 3

Price: \$1,390,000

Method: Private Sale

Date: 07/10/2022

Property Type: House

Land Size: 655 sqm approx



49 Mcswain St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,365,000

Method: Private Sale

Date: 10/08/2022

Property Type: House

Land Size: 454 sqm approx



26 Allandale Rd MENTONE 3194 (REI)

Agent Comments

4 2 2

Price: \$1,315,000

Method: Private Sale

Date: 19/08/2022

Property Type: House

Land Size: 589 sqm approx