

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

5 Holt Court, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,430,000

Property Type House

Suburb Mordialloc

Period - From 18/01/2021

to

17/01/2022

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	8A Waratah Av MORDIALLOC 3195	\$1,740,000	14/12/2021
2	29 Ebb St ASPENDALE 3195	\$1,700,000	28/11/2021
3	9 Eric Av MORDIALLOC 3195	\$1,685,000	12/10/2021

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:

18/01/2022 12:10



6 2 2

Rooms: 9

Property Type: House

Land Size: 765 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

18/01/2021 - 17/01/2022: \$1,430,000

Comparable Properties



8A Waratah Av MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

Price: \$1,740,000

Method: Private Sale

Date: 14/12/2021

Property Type: House

Land Size: 429 sqm approx



29 Ebb St ASPENDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,700,000

Method: Sold Before Auction

Date: 28/11/2021

Property Type: House (Res)

Land Size: 615 sqm approx



9 Eric Av MORDIALLOC 3195 (REI/VG)

Agent Comments

2 1 -

Price: \$1,685,000

Method: Sold Before Auction

Date: 12/10/2021

Property Type: House (Res)

Land Size: 641 sqm approx