

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

32A Bay Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$949,000

Property Type Townhouse

Suburb Mordialloc

Period - From 16/09/2020

to 15/09/2021

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	4B Collocott St MORDIALLOC 3195	\$1,675,000	22/05/2021
2	6 Mcindoe Pde PARKDALE 3195	\$1,670,000	22/04/2021
3			

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:

16/09/2021 13:47



Property Type: House (Res)

Land Size: 316 sqm approx

Agent Comments

Comparable Properties



4B Collocott St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$1,675,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Townhouse (Res)

Land Size: 446 sqm approx



6 Mcindoe Pde PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,670,000

Method: Private Sale

Date: 22/04/2021

Property Type: Townhouse (Single)

Land Size: 714 sqm approx

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.