

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

2 Powlett Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,055,000

Property Type House

Suburb Mordialloc

Period - From 01/10/2019

to 31/12/2019

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 | 18a Robert St PARKDALE 3195 | \$1,165,000 | 11/10/2019 |
| 2 | 12 Chandler St PARKDALE 3195 | \$1,109,000 | 26/10/2019 |
| 3 | 3 Francis St MORDIALLOC 3195 | \$1,090,000 | 03/09/2019 |

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:

27/02/2020 10:53



Property Type: House (Res)

Land Size: 573 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2019: \$1,055,000

Comparable Properties



18a Robert St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,165,000

Method: Private Sale

Date: 11/10/2019

Property Type: House

Land Size: 327 sqm approx



12 Chandler St PARKDALE 3195 (VG)

Agent Comments



Price: \$1,109,000

Method: Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 697 sqm approx



3 Francis St MORDIALLOC 3195 (VG)

Agent Comments



Price: \$1,090,000

Method: Sale

Date: 03/09/2019

Property Type: House (Res)

Land Size: 585 sqm approx