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

2/393 Nepean Highway, Mordialloc Vic 3195

Indicative selling price

| For the meaning | of this price see | e cons | sumer.vic.go | v.au | I/underquot | ting | | |
|-----------------|-------------------|--------|--------------|-----------|-------------|-------|--------|------------|
| Range betweer | \$800,000 | | & | | \$880,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,125,000 | Pro | operty Type | Townhouse | | | Suburb | Mordialloc |
| Period - From | 24/11/2021 | to | 23/11/2022 | | So | ource | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 7/410 Nepean Hwy PARKDALE 3195 | \$867,500 | 09/11/2022 |
| 2 | | | |
| 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:

24/11/2022 13:34









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Townhouse Price 24/11/2021 - 23/11/2022: \$1,125,000

Comparable Properties



7/410 Nepean Hwy PARKDALE 3195 (REI)



Price: \$867,500 Method: Sold Before Auction Date: 09/11/2022 Property Type: Townhouse (Res) Agent Comments

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216





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