

# 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

74 Warren Road, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,420,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Mordialloc

Period - From 01/01/2024 to 31/12/2024 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	14 Waratah Av MORDIALLOC 3195	\$1,467,000	05/09/2024
2	158 Chute St MORDIALLOC 3195	\$1,240,000	02/09/2024
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:

20/01/2025 16:43

74 Warren Road, Mordialloc Vic 3195



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 981 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,420,000  
**Median House Price**  
Year ending December 2024: \$1,380,000

## Comparable Properties



**14 Waratah Av MORDIALLOC 3195 (REI/VG)**

Agent Comments



**Price:** \$1,467,000

**Method:** Sold Before Auction

**Date:** 05/09/2024

**Property Type:** House (Res)

**Land Size:** 812 sqm approx



**158 Chute St MORDIALLOC 3195 (REI/VG)**

Agent Comments



**Price:** \$1,240,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** House

**Land Size:** 728 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.

Account - Jellis Craig



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