

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

34 Kershaw Street, Mordialloc Vic 3195

Indicative selling price

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

Single price \$1,175,000

Median sale price

Median price \$1,030,000

House

X

Unit

Suburb Mordialloc

Period - From 01/07/2016

to 30/06/2017

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	13 Keith St PARKDALE 3195	\$1,275,000	18/03/2017
2	5 Booth St PARKDALE 3195	\$1,270,000	27/05/2017
3	16 Parsons St MORDIALLOC 3195	\$1,130,000	04/03/2017

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.

Irene Casey

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Indicative Selling Price

\$1,175,000

Median House Price

Year ending June 2017: \$1,030,000



3
 1
 3

Rooms:**Property Type:** House (Res)

Agent Comments

With plans and permits approved, a lot of the hard work has been done for you. If you just want to develop the dream living and work with what is here then the north facing aspect will reward you.

Comparable Properties

**13 Keith St PARKDALE 3195 (REI)**

Agent Comments

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 1

Price: \$1,275,000**Method:** Auction Sale**Date:** 18/03/2017**Rooms:** -**Property Type:** House**Land Size:** 593 sqm approx**5 Booth St PARKDALE 3195 (REI)**

Agent Comments

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Price: \$1,270,000**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** -**Property Type:** House**16 Parsons St MORDIALLOC 3195 (REI)**

Agent Comments

3
 1
 2

Price: \$1,130,000**Method:** Auction Sale**Date:** 04/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 648 sqm approx