

# 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

46b Bear Street, 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$630,406

Property Type Unit

Suburb Mordialloc

Period - From 01/10/2018

to

30/09/2019

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 | 34a Kershaw St MORDIALLOC 3195 | \$1,167,500 | 16/07/2019   |
| 2 | 2a Parsons St MORDIALLOC 3195  | \$1,150,000 | 29/10/2019   |
| 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:

07/11/2019 11:10



3 3 2

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**34a Kershaw St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,167,500

**Method:** Private Sale

**Date:** 16/07/2019

**Property Type:** Townhouse (Single)

**Land Size:** 324 sqm approx



**2a Parsons St MORDIALLOC 3195 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 29/10/2019

**Property Type:** Townhouse (Single)

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.