

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1/4 Gipps Avenue Mordialloc 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between 550,000 & 580,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$600,000 \*House ☐ \*Unit ☒ Suburb Mordialloc

Period - From Apr 2017 to Mar 2018

Source

### 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
4/66 Barkly Street Mordialloc Vic	\$570,000	03-Mar-18
14/214 Beach Road Mordialloc Vic	\$549,000	11-Nov-17
1/34 Barkly Street Mordialloc Vic	\$541,000	09-Dec-17



OBrien Real Estate