

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

1/1 Park Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$899,000

&

\$920,000

Median sale price

Median price \$1,012,500

Property Type Townhouse

Suburb Mordialloc

Period - From 19/08/2023

to

18/08/2024

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	5/188 Beach Rd MORDIALLOC 3195	\$930,000	01/06/2024
2	1/80a Albert St MORDIALLOC 3195	\$937,500	27/05/2024
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:

19/08/2024 14:46



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$899,000 - \$920,000

Median Townhouse Price

19/08/2023 - 18/08/2024: \$1,012,500

Comparable Properties



5/188 Beach Rd MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Townhouse (Res)



1/80a Albert St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$937,500

Method: Sold Before Auction

Date: 27/05/2024

Property Type: Townhouse (Res)

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 - Barry Plant | P: 03 9586 0500