

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

6/39 Brownfield Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$942,500 Property Type Townhouse Suburb Mordialloc

Period - From 29/07/2022 to 28/07/2023 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	2/1 Marriott St PARKDALE 3195	\$925,000	08/07/2023
2	2/19 Laburnum St PARKDALE 3195	\$875,000	24/06/2023
3	114a Warren Rd MORDIALLOC 3195	\$855,000	15/07/2023

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:

29/07/2023 14:19



 3
  1
  2

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median Townhouse Price
 29/07/2022 - 28/07/2023: \$942,500

Comparable Properties



2/1 Marriott St PARKDALE 3195 (REI)

Agent Comments

 3
  2
  2

Price: \$925,000
Method: Auction Sale
Date: 08/07/2023
Property Type: Townhouse (Res)



2/19 Laburnum St PARKDALE 3195 (REI)

Agent Comments

 3
  2
  2

Price: \$875,000
Method: Private Sale
Date: 24/06/2023
Property Type: Townhouse (Single)



114a Warren Rd MORDIALLOC 3195 (REI)

Agent Comments

 3
  1
  2

Price: \$855,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)

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