Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and	2/11 Epsom Road, Mordialloc Vic 3195
postcode	

Indicative selling price

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

Single price \$1,285,000

Median sale price

Median price	\$1,380,000	Pro	perty Type	House		Suburb	Mordialloc
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	5/11 Epsom Rd MORDIALLOC 3195	\$1,300,000	13/11/2024
2	1/11 Epsom Rd MORDIALLOC 3195	\$1,300,000	17/09/2024
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:	24/01/2025 15:46



Date of sale



Wesley Belt 9583 9811 0418 310 753 wbelt@buxton.com.au

Median House Price December guarter 2024: \$1,380,000

Indicative Selling Price \$1,285,000





Comparable Properties

5/11 Epsom Rd MORDIALLOC 3195 (VG)

Agent Comments

Price: \$1,300,000 Method: Sale Date: 13/11/2024

Property Type: Flat/Unit/Apartment (Res)

1/11 Epsom Rd MORDIALLOC 3195 (REI/VG)

Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 17/09/2024

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 - Buxton | P: 03 9583 9811 | F: 03 9584 6680





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