

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

9 Edith Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,365,000

Property Type House

Suburb Mordialloc

Period - From 17/10/2021

to

16/10/2022

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	26 Affinity CI MORDIALLOC 3195	\$1,540,000	13/08/2022
2	21 Mount View St ASPENDALE 3195	\$1,501,000	25/06/2022
3	31 Davey St PARKDALE 3195	\$1,500,000	14/06/2022

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:

17/10/2022 15:44



4 2 1

Property Type: House

Land Size: 682 sqm approx

Agent Comments

Comparable Properties



26 Affinity CI MORDIALLOC 3195 (REI)

Agent Comments

4 2 2

Price: \$1,540,000

Method: Auction Sale

Date: 13/08/2022

Property Type: House (Res)



21 Mount View St ASPENDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$1,501,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)

Land Size: 752 sqm approx



31 Davey St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 1

Price: \$1,500,000

Method: Sold Before Auction

Date: 14/06/2022

Property Type: House (Res)

Land Size: 460 sqm approx