## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$578,000

#### Median sale price

Median price \$645,000	Property Type U	nit	Suburb	Mordialloc
Period - From 01/10/2019	to 31/12/2019	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

1	2/437 Main St MORDIALLOC 3195	\$632,000	08/01/2020
2	6/437 Main St MORDIALLOC 3195	\$630,000	12/10/2019
3	3/437 Main St MORDIALLOC 3195	\$610,000	21/11/2019

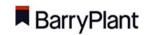
#### OR

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:	07/04/2020 13:54



Date of sale







Indicative Selling Price \$578,000 Median Unit Price December quarter 2019: \$645,000

# Comparable Properties

2/437 Main St MORDIALLOC 3195 (VG)

💻 2 📛 - 🛱

Price: \$632,000 Method: Sale Date: 08/01/2020

Property Type: Strata Unit/Flat

Agent Comments

6/437 Main St MORDIALLOC 3195 (VG)

🛌 2 📛 - 🛱

Price: \$630,000 Method: Sale Date: 12/10/2019

Property Type: Strata Unit/Flat

**Agent Comments** 

3/437 Main St MORDIALLOC 3195 (VG)

🛌 2 **-** - 🛱

**Price:** \$610,000 **Method:** Sale **Date:** 21/11/2019

Property Type: Strata Unit/Flat

Agent Comments

**Account** - Barry Plant | P: 03 9586 0500



