

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

10/538 Main Street, Mordialloc Vic 3195

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

Unit

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	Price	Date of sale
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



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$578,000

Median Unit Price

December quarter 2019: \$645,000

Comparable Properties

2/437 Main St MORDIALLOC 3195 (VG)

Agent Comments



Price: \$632,000

Method: Sale

Date: 08/01/2020

Property Type: Strata Unit/Flat

6/437 Main St MORDIALLOC 3195 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 12/10/2019

Property Type: Strata Unit/Flat

3/437 Main St MORDIALLOC 3195 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 21/11/2019

Property Type: Strata Unit/Flat