

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

5 Ashmore Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Mordialloc

Period - From 15/05/2022

to

14/05/2023

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	15 Parsons St MORDIALLOC 3195	\$1,500,000	13/02/2023
2	8 Hyland St MORDIALLOC 3195	\$1,470,000	27/04/2023
3	21 Bear St MORDIALLOC 3195	\$1,400,000	05/04/2023

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:

15/05/2023 12:29



4 2 2

Property Type: House

Land Size: 614 sqm approx

Agent Comments

Comparable Properties



15 Parsons St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 4

Price: \$1,500,000

Method: Sold Before Auction

Date: 13/02/2023

Property Type: House (Res)

Land Size: 676 sqm approx



8 Hyland St MORDIALLOC 3195 (REI)

Agent Comments

4 2 2

Price: \$1,470,000

Method: Sold Before Auction

Date: 27/04/2023

Property Type: House (Res)



21 Bear St MORDIALLOC 3195 (REI)

Agent Comments

4 2 1

Price: \$1,400,000

Method: Private Sale

Date: 05/04/2023

Property Type: House

Land Size: 607 sqm approx