

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

36 Bay Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Mordialloc

Period - From 27/04/2020

to

26/04/2021

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	198 Beach Rd MORDIALLOC 3195	\$1,630,000	30/01/2021
2			
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:

27/04/2021 16:05

36 Bay Street, Mordialloc Vic 3195



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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

27/04/2020 - 26/04/2021: \$1,230,000



5 2.5 2

Rooms: 7

Property Type: House

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



198 Beach Rd MORDIALLOC 3195 (REI/VG)

Agent Comments

2 2 2

Price: \$1,630,000

Method: Auction Sale

Date: 30/01/2021

Property Type: House (Res)

Land Size: 390 sqm approx

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 - Hodges | P: 03 95846500 | F: 03 95848216



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.