

# 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

2/18 John Street, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$490,000

### Median sale price

Median price \$705,500

Property Type Unit

Suburb Mordialloc

Period - From 23/11/2022

to 22/11/2023

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.

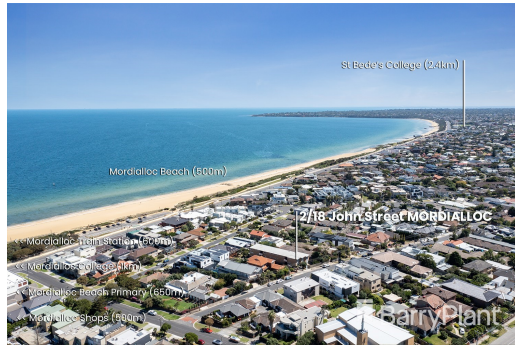
	Address of comparable property	Price	Date of sale
1	28/50-51 Nepean Hwy ASPENDALE 3195	\$485,700	08/11/2023
2	6/111 Barkly St MORDIALLOC 3195	\$471,000	18/07/2023
3	2/11 McDonald St MORDIALLOC 3195	\$456,800	25/07/2023

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:

23/11/2023 19:16



 1  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$450,000 - \$490,000

**Median Unit Price**

23/11/2022 - 22/11/2023: \$705,500

## Comparable Properties



**28/50-51 Nepean Hwy ASPENDALE 3195 (REI)** **Agent Comments**

 1  1  1

**Price:** \$485,700

**Method:** Sold Before Auction

**Date:** 08/11/2023

**Property Type:** Apartment



**6/111 Barkly St MORDIALLOC 3195 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$471,000

**Method:** Sold Before Auction

**Date:** 18/07/2023

**Property Type:** Unit



**2/11 McDonald St MORDIALLOC 3195 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$456,800

**Method:** Private Sale

**Date:** 25/07/2023

**Property Type:** Apartment

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