# 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 Verbena Street, Mordialloc Vic 3195

#### Indicative selling price

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

Range between \$1,220,000 & \$1,300,000

#### Median sale price

Median price	\$1,385,000	Pro	perty Type	House		Suburb	Mordialloc
Period - From	17/02/2024	to	16/02/2025		Source	Property	/ Data

## 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

1	16 Ivy St PARKDALE 3195	\$1,260,000	23/11/2024
2	35 Allandale Rd MENTONE 3194	\$1,205,000	22/11/2024
3	18 Allandale Rd MENTONE 3194	\$1,235,000	20/11/2024

#### 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:	17/02/2025 08:33



Date of sale











Property Type: Land Land Size: 638 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,220,000 - \$1,300,000 **Median House Price** 17/02/2024 - 16/02/2025: \$1,385,000

# Comparable Properties



16 Ivy St PARKDALE 3195 (REI/VG)





Price: \$1,260,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 640 sqm approx

**Agent Comments** 



35 Allandale Rd MENTONE 3194 (REI/VG)







Price: \$1,205,000

Method: Sold Before Auction

Date: 22/11/2024

Property Type: House (Res) Land Size: 649 sqm approx

**Agent Comments** 



18 Allandale Rd MENTONE 3194 (REI/VG)

Price: \$1,235,000 Method: Private Sale Date: 20/11/2024 Property Type: House Land Size: 590 sqm approx





**Agent Comments** 

Account - Barry Plant | P: 03 9586 0500





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