

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 34A Kershaw Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,085,000 & \$1,185,000

Median sale price

Median price \$1,155,000 House X Unit Suburb Mordialloc

Period - From 01/04/2018 to 31/03/2019 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	12b Steedman St MORDIALLOC 3195	\$1,300,000	24/11/2018
2	1/16 The Corso PARKDALE 3195	\$1,300,000	11/01/2019
3	55 Antibes St PARKDALE 3195	\$1,230,000	11/12/2018

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.



3 2.5 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,085,000 - \$1,185,000

Median House Price

Year ending March 2019: \$1,155,000

Comparable Properties



12b Steedman St MORDIALLOC 3195 (REI/VG) Agent Comments

3 2 1

Price: \$1,300,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: Townhouse (Res)



1/16 The Corso PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Private Sale

Date: 11/01/2019

Rooms: -

Property Type: Townhouse (Single)



55 Antibes St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 1

Price: \$1,230,000

Method: Private Sale

Date: 11/12/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 265 sqm approx