

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

67 White Street, Mordialloc Vic 3195

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$1,187,500

House

X

Unit

Suburb

Mordialloc

Period - From 01/01/2017

to

31/12/2017

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	32 Keefer St MORDIALLOC 3195	\$900,000	09/09/2017
2	3 Anita Ct MORDIALLOC 3195	\$850,000	04/11/2017
3	44 Melrose St PARKDALE 3195	\$820,000	01/07/2017

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.



Rooms:

Property Type: House

Agent Comments

Comparable Properties



32 Keefer St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 682 sqm approx



3 Anita Ct MORDIALLOC 3195 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 04/11/2017

Rooms: 5

Property Type: House (Res)



44 Melrose St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$820,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 444 sqm approx