

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

45 Jenkins Street, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,316,250

Property Type

House

Suburb

Mordialloc

Period - From

16/08/2023

to

15/08/2024

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	8A Kardinian Av CHELTENHAM 3192	\$1,000,000	25/05/2024
2	7b Renowden St CHELTENHAM 3192	\$1,000,000	24/05/2024
3	9/17 Collocott St MORDIALLOC 3195	\$1,000,000	03/04/2024

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:

16/08/2024 10:34



Property Type: House (Previously Occupied - Detached)
Land Size: 264 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 16/08/2023 - 15/08/2024: \$1,316,250

Comparable Properties



8A Kardinian Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,000,000
Method: Sold Before Auction
Date: 25/05/2024
Property Type: Townhouse (Res)



7b Renowden St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 24/05/2024
Property Type: Townhouse (Single)



9/17 Collocott St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 03/04/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9586 0500