

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

4/18 Crown Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$900,000

&

\$940,000

Median sale price

Median price \$1,316,250

Property Type House

Suburb Mordialloc

Period - From 01/07/2023

to

30/06/2024

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	33a Warren Rd PARKDALE 3195	\$940,000	01/06/2024
2	1/80a Albert St MORDIALLOC 3195	\$937,500	27/05/2024
3	3/11 Verbena St MORDIALLOC 3195	\$875,000	07/02/2024

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:

01/07/2024 08:15



Rooms: 6
Property Type: Unit
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$940,000
Median House Price
01/07/2023 - 30/06/2024: \$1,316,250

Comparable Properties



33a Warren Rd PARKDALE 3195 (REI)

Agent Comments



Price: \$940,000
Method: Sold Before Auction
Date: 01/06/2024
Property Type: Townhouse (Res)
Land Size: 445 sqm approx



1/80a Albert St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$937,500
Method: Sold Before Auction
Date: 27/05/2024
Property Type: Townhouse (Res)



3/11 Verbena St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$875,000
Method: Sold Before Auction
Date: 07/02/2024
Property Type: Townhouse (Res)
Land Size: 241 sqm approx

Account - Barry Plant | P: 03 9586 0500