## 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	3/1 Ashmore Avenue, Mordialloc Vic 3195
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,051,000	Pro	perty Type To	wnhouse	5	Suburb	Mordialloc
Period - From	31/01/2024	to	30/01/2025	Sou	ırce F	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

Add	dress of comparable property	Price	Date of sale
1	2/5 Park St MORDIALLOC 3195	\$885,000	21/11/2024
2	2/39 Ivy St PARKDALE 3195	\$900,000	26/10/2024
3	2/98-100 Chute St MORDIALLOC 3195	\$840,000	31/08/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/01/2025 12:30









**Indicative Selling Price** \$820,000 - \$890,000 **Median Townhouse Price** 31/01/2024 - 30/01/2025: \$1,051,000

# Comparable Properties



2/5 Park St MORDIALLOC 3195 (REI/VG)

Price: \$885,000 Method: Private Sale Date: 21/11/2024 Property Type: Unit

**Agent Comments** 



2/39 Ivy St PARKDALE 3195 (REI/VG)





**Agent Comments** 

Price: \$900,000 Method: Auction Sale Date: 26/10/2024

Property Type: Townhouse (Res) Land Size: 280 sqm approx



2/98-100 Chute St MORDIALLOC 3195 (REI)

Price: \$840,000



Method: Auction Sale Date: 31/08/2024 Property Type: Unit

**Agent Comments** 

Account - Barry Plant | P: 03 9586 0500





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