

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

2b Ashmore Avenue, Mordialloc Vic 3195

Indicative selling price

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

Single price

\$939,000

Median sale price

Median price

\$642,750

Property Type

Unit

Suburb

Mordialloc

Period - From

01/01/2019

to

31/12/2019

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	1a Alvena St, Mentone, Vic 3194, Australia	\$961,000	16/11/2019
2	6 Flinders St, Mentone, Vic 3194, Australia	\$940,000	27/09/2019
3	6/12 Monaco St, Parkdale, Vic 3195, Australia	\$940,000	22/02/2020

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:

27/03/2020 16:40



3 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties

**1a Alvena St, Mentone, Vic 3194, Australia
(REI)**

Agent Comments

- - -

Price: \$961,000

Method:

Date: 16/11/2019

Property Type: House

**6 Flinders St, Mentone, Vic 3194, Australia
(REI)**

Agent Comments

- - -

Price: \$940,000

Method:

Date: 27/09/2019

Property Type: House

**6/12 Monaco St, Parkdale, Vic 3195, Australia
(REI)**

Agent Comments

- - -

Price: \$940,000

Method:

Date: 22/02/2020

Property Type: House