

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

20/4-6 Gipps Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$495,000

&

\$540,000

Median sale price

Median price

\$758,000

Property Type

Unit

Suburb

Mordialloc

Period - From

29/07/2020

to

28/07/2021

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	1/3 Davey St PARKDALE 3195	\$500,000	27/05/2021
2			
3			

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:

29/07/2021 10:02



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/3 Davey St PARKDALE 3195 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 27/05/2021

Property Type: Flat/Unit/Apartment (Res)

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.