

# 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

52 White Street, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,310,000 Property Type House Suburb Mordialloc

Period - From 24/04/2023 to 23/04/2024 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	108 White St MORDIALLOC 3195	\$1,160,000	20/03/2024
2	65 Chute St MORDIALLOC 3195	\$1,060,000	12/04/2024
3	203 Lower Dandenong Rd MENTONE 3194	\$965,000	04/11/2023

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:

24/04/2024 16:03

52 White Street, Mordialloc Vic 3195

Ami Russell  
03 9585 5667  
0447 020 608  
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 3  2  2

**Property Type:** House  
**Land Size:** 695 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
24/04/2023 - 23/04/2024: \$1,310,000

## Comparable Properties



**108 White St MORDIALLOC 3195 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 20/03/2024  
**Property Type:** House  
**Land Size:** 692 sqm approx



**65 Chute St MORDIALLOC 3195 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,060,000  
**Method:** Sold Before Auction  
**Date:** 12/04/2024  
**Property Type:** House (Res)  
**Land Size:** 626 sqm approx



**203 Lower Dandenong Rd MENTONE 3194 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 04/11/2023  
**Property Type:** House (Res)  
**Land Size:** 616 sqm approx

**Account - Jellis Craig**



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