

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

22 Gipps Avenue, Mordialloc VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,140,000

*House



*Unit

Suburb

Mordialloc

Period - From

Jun 2017

to

Source

CoreLogic

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
12 Barkly Street Mordialloc VIC 3195	\$1,260,000	23-Apr-18
34 Mount View Avenue Parkdale VIC 3195	\$1,260,000	03-May-19
52 Davey Street Parkdale VIC 3195	\$1,170,000	24-Mar-18