

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

14 Royal Parade, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$914,500

Property Type Townhouse

Suburb Mordialloc

Period - From 09/06/2020

to

08/06/2021

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 | 1/462 Como Pde.W MORDIALLOC 3195 | \$1,151,150 | 09/06/2021 |
| 2 | 7a Booth St PARKDALE 3195 | \$1,050,000 | 01/05/2021 |
| 3 | 438 Como Pde.W PARKDALE 3195 | \$1,080,000 | 18/03/2021 |

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:

09/06/2021 15:46

14 Royal Parade, Mordialloc Vic 3195



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Indicative Selling Price

\$1,050,000 - \$1,155,000

Median Townhouse Price

09/06/2020 - 08/06/2021: \$914,500



2 1 1

Property Type: House (Res)

Land Size: 360 sqm approx

Agent Comments

Comparable Properties



1/462 Como Pde.W MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

Price: \$1,151,150

Method: Private Sale

Date: 09/06/2021

Property Type: House



7a Booth St PARKDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)



438 Como Pde.W PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Sold Before Auction

Date: 18/03/2021

Property Type: House (Res)

Account - Hodges | P: 03 95846500 | F: 03 95848216



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.