

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

5 Odwyer Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,330,000

Property Type House

Suburb Mordialloc

Period - From 14/08/2023

to

13/08/2024

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	7a Verbena St MORDIALLOC 3195	\$1,570,000	09/08/2024
2	36 Barkly St MORDIALLOC 3195	\$1,617,000	05/07/2024
3	56 Elliot St MORDIALLOC 3195	\$1,600,000	25/05/2024

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:

14/08/2024 09:00



 4  2  2

Rooms: 8
Property Type: House (Res)
Land Size: 483 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 14/08/2023 - 13/08/2024: \$1,330,000

Comparable Properties



7a Verbena St MORDIALLOC 3195 (REI)

Agent Comments

 4  3  2

Price: \$1,570,000
Method: Sold Before Auction
Date: 09/08/2024
Property Type: Townhouse (Res)
Land Size: 438 sqm approx



36 Barkly St MORDIALLOC 3195 (REI)

Agent Comments

 4  3  2

Price: \$1,617,000
Method: Sold Before Auction
Date: 05/07/2024
Property Type: House (Res)



56 Elliot St MORDIALLOC 3195 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,600,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 676 sqm approx

Account - Barry Plant | P: 03 9586 0500