

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

4/2 Ashmore Avenue, Mordialloc Vic 3195

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Mordialloc

Period - From 01/10/2019

to 31/12/2019

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	1/75 Barkly St MORDIALLOC 3195	\$590,000	09/11/2019
2	4/33-35 Brownfield St MORDIALLOC 3195	\$585,000	29/02/2020
3	3/13 Barkly St MORDIALLOC 3195	\$553,000	13/12/2019

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:

02/03/2020 16:17



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$599,000
Median Unit Price
December quarter 2019: \$645,000

Comparable Properties



1/75 Barkly St MORDIALLOC 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$590,000
Method: Auction Sale
Date: 09/11/2019
Property Type: Unit



4/33-35 Brownfield St MORDIALLOC 3195 (REI)

Agent Comments

 2  1  1

Price: \$585,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Unit



3/13 Barkly St MORDIALLOC 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$553,000
Method: Private Sale
Date: 13/12/2019
Property Type: Unit