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	For the	meaning	of this	price see	consumer.vic.gov.au/underquoting
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Single price \$599,000

Median sale price

Median price	\$645,000	Pro	perty Type Unit	:	Suburb	Mordialloc
Period - From	01/10/2019	to	31/12/2019	Sour	rce 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.

Ado	dress 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









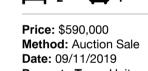
Property Type: Apartment Agent Comments

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

Comparable Properties



1/75 Barkly St MORDIALLOC 3195 (REI/VG) **1** 2



Property Type: Unit



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

Agent Comments

Agent Comments

Agent Comments



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



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



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

Account - Barry Plant | P: 03 9586 0500



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.