

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

31/538 Main Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$794,500 Property Type Unit Suburb Mordialloc

Period - From 01/01/2021 to 31/03/2021 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	5/42 Station St ASPENDALE 3195	\$635,000	27/03/2021
2	4/10 James St MORDIALLOC 3195	\$605,000	07/04/2021
3	4/81 Barkly St MORDIALLOC 3195	\$569,000	27/03/2021

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:

22/04/2021 10:32



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Property Type: Apartment

Agent Comments

Beautifully presented 2 bedroom apartment with views to the Dandenongs from living and main bedroom - 2 separate balconies, single carspace and storage cage.

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

March quarter 2021: \$794,500

Comparable Properties



5/42 Station St ASPENDALE 3195 (REI)

[Agent Comments](#)

2 1 1

Price: \$635,000

Method: Private Sale

Date: 27/03/2021

Property Type: Unit



4/10 James St MORDIALLOC 3195 (REI)

[Agent Comments](#)

2 1 1

Price: \$605,000

Method: Sold Before Auction

Date: 07/04/2021

Property Type: Unit

4/81 Barkly St MORDIALLOC 3195 (REI)

[Agent Comments](#)

2 1 1

Price: \$569,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)