

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 3 George Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,140,000 House Unit Suburb Mordialloc

Period - From 01/10/2016 to 30/09/2017 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	2 George St MORDIALLOC 3195	\$1,575,000	09/11/2017
2	9 Parkers Rd PARKDALE 3195	\$1,550,001	04/09/2017
3	16 Odwyer St MORDIALLOC 3195	\$1,530,000	14/10/2017

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.



5 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending September 2017: \$1,140,000

Comparable Properties



2 George St MORDIALLOC 3195 (REI)

Agent Comments

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Price: \$1,575,000
Method: Private Sale
Date: 09/11/2017
Rooms: -
Property Type: House (Res)

9 Parkers Rd PARKDALE 3195 (VG)

Agent Comments

3 - -

Price: \$1,550,001
Method: Sale
Date: 04/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx



16 Odwyer St MORDIALLOC 3195 (REI)

Agent Comments

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Price: \$1,530,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 800 sqm approx