

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

1/10 Epsom Road, Mordialloc Vic 3195

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$709,000

House

Unit

X

Suburb

Mordialloc

Period - From 01/10/2017

to 31/12/2017

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	15/138 Beach Rd PARKDALE 3195	\$735,000	02/12/2017
2	1/25 ti tree Gr.E PARKDALE 3195	\$712,000	03/03/2018
3	3/11 Gipps Av MORDIALLOC 3195	\$709,000	21/10/2017

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.



2 1 2

Rooms:
Property Type: Unit
Land Size: 203 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
December quarter 2017: \$709,000

Comparable Properties



15/138 Beach Rd PARKDALE 3195 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$735,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Unit



1/25 ti tree Gr.E PARKDALE 3195 (REI)

[Agent Comments](#)

2 1 2

Price: \$712,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Villa



3/11 Gipps Av MORDIALLOC 3195 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$709,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: Unit