

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

2/1 Ashmore Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$580,000

&

\$635,000

Median sale price

Median price \$646,000

House

Unit

X

Suburb

Mordialloc

Period - From

01/04/2018

to

30/06/2018

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	5/12-14 Bay St MORDIALLOC 3195	\$620,000	19/05/2018
2	4/3 Clare St PARKDALE 3195	\$620,000	23/06/2018
3	2/4 Montgomery St MORDIALLOC 3195	\$613,000	30/06/2018

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.

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Indicative Selling Price

\$580,000 - \$635,000

Median Unit Price

June quarter 2018: \$646,000



1 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



5/12-14 Bay St MORDIALLOC 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: Unit



4/3 Clare St PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Sold Before Auction

Date: 23/06/2018

Rooms: -

Property Type: Unit



2/4 Montgomery St MORDIALLOC 3195 (REI)

Agent Comments

2 1 1

Price: \$613,000

Method: Auction Sale

Date: 30/06/2018

Rooms: -

Property Type: Unit