

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 Waratah Avenue, Mordialloc Vic 3195
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,100,000	&	\$1,200,000
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**Median sale price**

Median price	\$1,087,500	House	X	Unit		Suburb	Mordialloc
Period - From	01/10/2017	to	30/09/2018	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	6 Hyland St MORDIALLOC 3195	\$1,192,500	29/05/2018
2	14 Margaret St PARKDALE 3195	\$1,165,000	20/10/2018
3	2 David St MORDIALLOC 3195	\$1,155,000	02/07/2018

**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.