

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

27 Bradshaw Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$990,000 Property Type House Suburb Mordialloc

Period - From 17/09/2018 to 16/09/2019 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 | 23 Keefer St MORDIALLOC 3195 | \$800,000 | 16/06/2019 |
| 2 | 83 Scarlet St MORDIALLOC 3195 | \$794,000 | 12/06/2019 |
| 3 | 154 Lower Dandenong Rd PARKDALE 3195 | \$772,000 | 21/08/2019 |

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:

17/09/2019 15:30

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Indicative Selling Price

\$750,000 - \$825,000

Median House Price

17/09/2018 - 16/09/2019: \$990,000



Property Type:

Agent Comments

Comparable Properties

23 Keefer St MORDIALLOC 3195 (VG)

Agent Comments



Price: \$800,000

Method: Sale

Date: 16/06/2019

Property Type: House (Res)

Land Size: 677 sqm approx



83 Scarlet St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$794,000

Method: Private Sale

Date: 12/06/2019

Property Type: House

Land Size: 535 sqm approx



154 Lower Dandenong Rd PARKDALE 3195 (REI)

Agent Comments



Price: \$772,000

Method: Private Sale

Date: 21/08/2019

Property Type: House

Land Size: 788 sqm approx