

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

2/2 Eurythmic Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,110,000 Property Type House Suburb Mordialloc

Period - From 01/10/2018 to 30/09/2019 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.

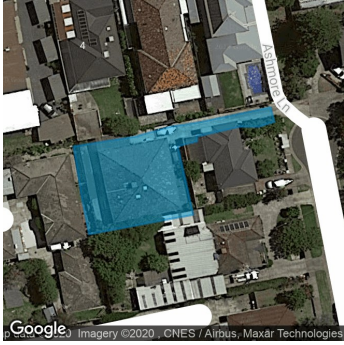
	Address of comparable property	Price	Date of sale
1	2a Sycamore Av, Mentone, Vic 3194, Australia	\$958,000	16/11/2019
2	21b Blackwood Av, Mentone, Vic 3194, Australia	\$965,000	21/09/2019
3	1/24 Clare St PARKDALE 3195	\$990,000	29/08/2019

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:

15/01/2020 14:29



4 2 2

Property Type: House
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending September 2019: \$1,110,000

Comparable Properties

2a Sycamore Av, Mentone, Vic 3194, Australia (REI) **Agent Comments**

3 2 2

Price: \$958,000
Method:
Date: 16/11/2019
Property Type: Townhouse (Single)

21b Blackwood Av, Mentone, Vic 3194, Australia (REI) **Agent Comments**

3 2 2

Price: \$965,000
Method:
Date: 21/09/2019
Property Type: Townhouse (Single)



1/24 Clare St PARKDALE 3195 (REI/VG) **Agent Comments**

3 1 3

Price: \$990,000
Method: Sold Before Auction
Date: 29/08/2019
Property Type: House (Res)
Land Size: 412 sqm approx