

# 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

8/32 Ormond Street, Mordialloc Vic 3195

### Indicative selling price

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

Range between \$440,000 & \$480,000

### Median sale price

Median price \$620,250 Property Type Unit Suburb Mordialloc

Period - From 12/03/2019 to 11/03/2020 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	6/8 Edith St MORDIALLOC 3195	\$455,000	19/10/2019
2	2/25-27 Nepean Hwy ASPENDALE 3195	\$450,000	19/11/2019
3			

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: 12/03/2020 09:14

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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$440,000 - \$480,000  
**Median Unit Price**  
12/03/2019 - 11/03/2020: \$620,250

## Comparable Properties

6/8 Edith St MORDIALLOC 3195 (REI/VG)

Agent Comments

1   1   1

**Price:** \$455,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Property Type:** Unit



2/25-27 Nepean Hwy ASPENDALE 3195 (REI/VG)

Agent Comments

1   1   1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 19/11/2019  
**Rooms:** 2  
**Property Type:** Apartment

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.