

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

6 Susan Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,162,500 Property Type House Suburb Mordialloc

Period - From 01/01/2020 to 31/03/2020 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.

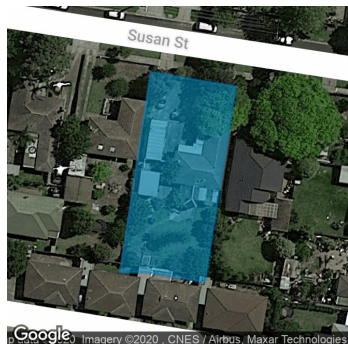
	Address of comparable property	Price	Date of sale
1	48 Edmond St PARKDALE 3195	\$940,000	20/09/2019
2	37 Voltri St CHELTENHAM 3192	\$930,000	26/10/2019
3	52 Allandale Rd MENTONE 3194	\$907,000	09/11/2019

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:

26/05/2020 12:51



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Property Type: House (Res)
Land Size: 906 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2020: \$1,162,500

Comparable Properties



48 Edmond St PARKDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$940,000
Method: Sold Before Auction
Date: 20/09/2019
Property Type: House (Res)
Land Size: 543 sqm approx



37 Voltri St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 1

Price: \$930,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 608 sqm approx



52 Allandale Rd MENTONE 3194 (REI/VG)

Agent Comments

3 1 2

Price: \$907,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)
Land Size: 581 sqm approx