

## 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

111/5 Bear 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

\$320,000

&

\$345,000

#### Median sale price

Median price

\$646,000

House

Unit

X

Suburb

Mordialloc

Period - From

01/04/2018

to

31/03/2019

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.

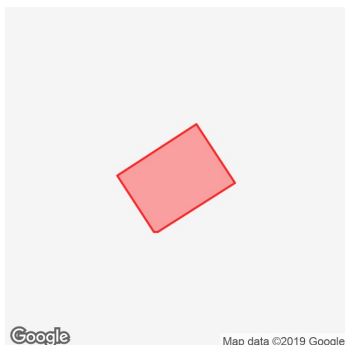
	Address of comparable property	Price	Date of sale
1	5/6 Bear St MORDIALLOC 3195	\$376,000	27/02/2019
2	6/5 Collocott St MORDIALLOC 3195	\$335,000	14/03/2019
3	6/70 Chute St MORDIALLOC 3195	\$320,000	17/11/2018

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.

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**Indicative Selling Price**  
\$320,000 - \$345,000  
**Median Unit Price**  
Year ending March 2019: \$646,000



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



5/6 Bear St MORDIALLOC 3195 (REI/VG)

[Agent Comments](#)



**Price:** \$376,000  
**Method:** Private Sale  
**Date:** 27/02/2019  
**Rooms:** 3  
**Property Type:** Apartment

6/5 Collocott St MORDIALLOC 3195 (VG)

[Agent Comments](#)



**Price:** \$335,000  
**Method:** Sale  
**Date:** 14/03/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



6/70 Chute St MORDIALLOC 3195 (REI/VG)

[Agent Comments](#)



**Price:** \$320,000  
**Method:** Auction Sale  
**Date:** 17/11/2018  
**Rooms:** -  
**Property Type:** Unit