

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

215-216 Beach Road, Mordialloc Vic 3195

Indicative selling price

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

Range between \$2,160,000 & \$2,280,000

Median sale price

Median price \$1,087,500 Property Type House Suburb Mordialloc

Period - From 07/12/2019 to 06/12/2020 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	26 Rennison St PARKDALE 3195	\$2,250,000	15/10/2020
2	1b Kara Gr ASPENDALE 3195	\$2,210,000	31/07/2020
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: 07/12/2020 14:42

Indicative Selling Price

\$2,160,000 - \$2,280,000

Median House Price

07/12/2019 - 06/12/2020: \$1,087,500



Property Type: House (Previously Occupied - Detached)

Land Size: 451 sqm approx

Agent Comments

Comparable Properties



26 Rennison St PARKDALE 3195 (REI)

Agent Comments



Price: \$2,250,000

Method: Private Sale

Date: 15/10/2020

Property Type: House



1b Kara Gr ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$2,210,000

Method: Private Sale

Date: 31/07/2020

Property Type: House

Land Size: 621 sqm approx

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.