

# 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

1/3 Keefer 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 \$700,000 & \$770,000

### Median sale price

Median price \$706,000 Property Type Unit Suburb Mordialloc

Period - From 01/04/2023 to 31/03/2024 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	4 Shoal Ct DINGLEY VILLAGE 3172	\$745,000	20/04/2024
2	1/41-43 Brownfield St MORDIALLOC 3195	\$740,000	10/11/2023
3	20/156 Lower Dandenong Rd PARKDALE 3195	\$710,000	02/12/2023

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:

06/05/2024 16:32

1/3 Keefer Street, Mordialloc Vic 3195

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 3  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
Year ending March 2024: \$706,000

## Comparable Properties



**4 Shoal Ct DINGLEY VILLAGE 3172 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$745,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** Unit



**1/41-43 Brownfield St MORDIALLOC 3195 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$740,000  
**Method:** Sold Before Auction  
**Date:** 10/11/2023  
**Property Type:** Unit



**20/156 Lower Dandenong Rd PARKDALE 3195 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Unit  
**Land Size:** 233 sqm approx

**Account - Jellis Craig**



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