

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

1/80A Albert Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,016,000 Property Type Townhouse Suburb Mordialloc

Period - From 08/05/2023 to 07/05/2024 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	7 Reckless La MORDIALLOC 3195	\$978,000	15/11/2023
2	3/115-117 McDonald St MORDIALLOC 3195	\$967,000	25/11/2023
3	3/11 Verbena St MORDIALLOC 3195	\$875,000	07/02/2024

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:

08/05/2024 14:07



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median Townhouse Price
08/05/2023 - 07/05/2024: \$1,016,000

Comparable Properties



7 Reckless La MORDIALLOC 3195 (REI/VG) Agent Comments



Price: \$978,000
Method: Sold Before Auction
Date: 15/11/2023
Property Type: Townhouse (Res)
Land Size: 180 sqm approx



3/115-117 McDonald St MORDIALLOC 3195 (REI) Agent Comments



Price: \$967,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)



3/11 Verbena St MORDIALLOC 3195 (REI/VG) Agent Comments



Price: \$875,000
Method: Sold Before Auction
Date: 07/02/2024
Property Type: Townhouse (Res)
Land Size: 241 sqm approx

Account - Barry Plant | P: 03 9586 0500