

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

10 Kokoda Place, Mordialloc Vic 3195

Indicative selling price

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

Range between \$880,000 & \$935,000

Median sale price

Median price \$1,306,250 Property Type House 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	1/80a Albert St MORDIALLOC 3195	\$937,500	27/05/2024
2	5/188 Beach Rd MORDIALLOC 3195	\$930,000	01/06/2024
3	3/38 Tarella Rd CHELSEA 3196	\$900,000	23/03/2024

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:

26/06/2024 09:52



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$880,000 - \$935,000
Median House Price
Year ending March 2024: \$1,306,250

Comparable Properties



1/80a Albert St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$937,500
Method: Sold Before Auction
Date: 27/05/2024
Property Type: Townhouse (Res)



5/188 Beach Rd MORDIALLOC 3195 (REI)

Agent Comments



Price: \$930,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)



3/38 Tarella Rd CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9586 0500