

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

108 White Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,372,500 Property Type House Suburb Mordialloc

Period - From 17/01/2023 to 16/01/2024 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	29 Morris St PARKDALE 3195	\$1,250,000	08/11/2023
2	117 Albert St MORDIALLOC 3195	\$1,230,000	06/10/2023
3	36 Cedric St MORDIALLOC 3195	\$1,224,750	07/12/2023

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:

17/01/2024 15:53



 3
  1
  2

Rooms: 5
Property Type: House
Land Size: 680 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 17/01/2023 - 16/01/2024: \$1,372,500

Comparable Properties



29 Morris St PARKDALE 3195 (REI)

Agent Comments

 4
  1
  2

Price: \$1,250,000
Method: Sold Before Auction
Date: 08/11/2023
Property Type: House (Res)
Land Size: 650 sqm approx



117 Albert St MORDIALLOC 3195 (REI/VG)

Agent Comments

 3
  1
  4

Price: \$1,230,000
Method: Private Sale
Date: 06/10/2023
Property Type: House
Land Size: 676 sqm approx



36 Cedric St MORDIALLOC 3195 (REI)

Agent Comments

 3
  1
  2

Price: \$1,224,750
Method: Private Sale
Date: 07/12/2023
Property Type: House

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