

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

13 Rivette Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	6 Balmoral Dr PARKDALE 3195	\$1,135,000	16/03/2024
2	33 Rivette St MORDIALLOC 3195	\$1,100,000	13/12/2023
3	65 Chute St MORDIALLOC 3195	\$1,060,000	12/04/2024

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:

07/05/2024 14:31

13 Rivette Street, Mordialloc Vic 3195

Amanda Harrison

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0402 128 801

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 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 593 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2024: \$1,306,250

Comparable Properties



6 Balmoral Dr PARKDALE 3195 (REI)

[Agent Comments](#)

 4  1  2

Price: \$1,135,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 558 sqm approx



33 Rivette St MORDIALLOC 3195 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 13/12/2023

Property Type: House (Res)

Land Size: 721 sqm approx



65 Chute St MORDIALLOC 3195 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,060,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: House (Res)

Land Size: 626 sqm approx

Account - Jellis Craig



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