

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

14/4 Gipps Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$807,500 Property Type Unit Suburb Mordialloc

Period - From 01/10/2023 to 31/12/2023 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	1/50-51 Nepean Hwy ASPENDALE 3195	\$590,000	21/12/2023
2	6/38-40 Rennison St PARKDALE 3195	\$575,000	18/11/2023
3			

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:

11/04/2024 14:04



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Property Type: Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
December quarter 2023: \$807,500

Comparable Properties



1/50-51 Nepean Hwy ASPENDALE 3195 (REI) **Agent Comments**

2 1 1

Price: \$590,000
Method: Private Sale
Date: 21/12/2023
Property Type: Unit



6/38-40 Rennison St PARKDALE 3195 (REI) **Agent Comments**

2 1 1

Price: \$575,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit

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.

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