

# 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 15/1-3 James Street, Mordialloc, VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$750,000 & \$800,000

### Median sale price

Median price \$705,500 Property type Unit Suburb MORDIALLOC  
Period - From 31/01/2023 to 30/01/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/5 Park Street Mordialloc Vic 3195	\$835,000	2023-08-05
2	1/201-202 Beach Road Mordialloc Vic 3195	\$920,000	2023-11-18
3	2/154 Parkers Road Parkdale Vic 3195	\$765,000	2023-08-19

This Statement of Information was prepared on: 31/01/2024

