

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 Park Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,500,000 & \$1,575,000

Median sale price

Median price \$1,316,250 Property Type House Suburb Mordialloc

Period - From 26/06/2023 to 25/06/2024 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	7 Crown Av MORDIALLOC 3195	\$1,520,000	16/04/2024
2	30 Vialls Av PARKDALE 3195	\$1,510,000	11/05/2024
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: 26/06/2024 09:42



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Property Type: House
Land Size: 607 sqm approx
Agent Comments

Comparable Properties

7 Crown Av MORDIALLOC 3195 (REI)

Agent Comments

3 1 2

Price: \$1,520,000
Method: Sold Before Auction
Date: 16/04/2024
Property Type: House (Res)



30 Vialls Av PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,510,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 620 sqm approx

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.