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	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,575,000			
Median sale p	rice							
Median price	\$1,316,250	Pro	operty Type	Ηοι	ISE		Suburb	Mordialloc
Period - From	26/06/2023	to	25/06/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



15 Park Street, Mordialloc Vic 3195







Property Type: House **Land Size:** 607 sqm approx Agent Comments kobrien@hodges.com.au Indicative Selling Price \$1,500,000 - \$1,575,000 Median House Price

26/06/2023 - 25/06/2024: \$1,316,250

Katrina O'Brien (03) 9584 6500 0411 626 394

Comparable Properties

7 Crown Av MORDIALLOC 3195 (REI)

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



30 Vialls Av PARKDALE 3195 (REI)



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

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216

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