## 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

17/538 Main Street, Mordialloc Vic 3195

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$895,000		&		\$980,000			
Median sale p	rice							
Median price	\$986,500	Pro	operty Type	Том	/nhouse		Suburb	Mordialloc
Period - From	30/01/2023	to	29/01/2024		Sc	ource	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.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

30/01/2024 16:48









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$895,000 - \$980,000 Median Townhouse Price 30/01/2023 - 29/01/2024: \$986,500

# **Comparable Properties**

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 - Barry Plant | P: 03 9586 0500





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