

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 21/538 Main Street, Mordialloc Vic 3195
Including suburb or locality and postcode

Indicative selling price

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

Range between \$830,000 & \$875,000

Median sale price*

Median price \$635,000 Property Type Unit Suburb Mordialloc

Period - From 21/02/2023 to 20/02/2024 Source REA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	3/201 Beach Rd MORDIALLOC 3195	\$890,000	01/07/2023
2	10/14 Naples Rd MENTONE 3194	\$850,000	10/08/2023
3	5/35 Parkers Rd PARKDALE 3195	\$820,000	17/02/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22/02/2024 19:57



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Property Type: Beachside apartment

Agent Comments

Indicative Selling Price

\$830,000 - \$875,000

Median Unit Price *

21/02/2023 - 20/02/2024: \$635,000

* Agent calculated median

Comparable Properties

3/201 Beach Rd MORDIALLOC 3195 (REI/VG) **Agent Comments**

 2  1  1

Price: \$890,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Unit



10/14 Naples Rd MENTONE 3194 (REI/VG) **Agent Comments**

 2  1  1

Price: \$850,000

Method: Private Sale

Date: 10/08/2023

Property Type: Unit



5/35 Parkers Rd PARKDALE 3195 (REI) **Agent Comments**

 2  1  1

Price: \$820,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

Land Size: 119 sqm approx

Account - Bayview RE Mordialloc | P: 03 95809333 | F: 95806011