

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

22 Pooley Bridge Road, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,306,250 Property Type House Suburb Mordialloc

Period - From 01/04/2023 to 31/03/2024 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	55 Brownfield St MORDIALLOC 3195	\$1,440,000	11/03/2024
2	4 Seabreeze Ct ASPENDALE 3195	\$1,438,000	22/01/2024
3	8 Morris St PARKDALE 3195	\$1,411,000	02/03/2024

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:

08/05/2024 20:06



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending March 2024: \$1,306,250

Comparable Properties



55 Brownfield St MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

Price: \$1,440,000
Method: Private Sale
Date: 11/03/2024
Property Type: House
Land Size: 698 sqm approx



4 Seabreeze Ct ASPENDALE 3195 (VG)

Agent Comments

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Price: \$1,438,000
Method: Sale
Date: 22/01/2024
Property Type: House (Res)
Land Size: 500 sqm approx



8 Morris St PARKDALE 3195 (REI)

Agent Comments

4 2 4

Price: \$1,411,000
Method: Private Sale
Date: 02/03/2024
Property Type: House

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597