

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

24 Treeby Boulevard, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,490,000 & \$1,580,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Mordialloc

Period - From 27/03/2023 to 26/03/2024 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	4 Cedric St PARKDALE 3195	\$1,560,000	28/10/2023
2	1 Berringa St PARKDALE 3195	\$1,530,000	28/11/2023
3	12 Derrick Cl ASPENDALE GARDENS 3195	\$1,510,000	28/10/2023

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:

27/03/2024 16:50



 4  2  2

Rooms: 8
Property Type: House (Res)
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
\$1,490,000 - \$1,580,000
Median House Price
27/03/2023 - 26/03/2024: \$1,320,000

Comparable Properties



4 Cedric St PARKDALE 3195 (REI)

Agent Comments

 4  2  2

Price: \$1,560,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)

1 Berringa St PARKDALE 3195 (VG)

Agent Comments

 5  -  -

Price: \$1,530,000
Method: Sale
Date: 28/11/2023
Property Type: House (Res)
Land Size: 587 sqm approx



12 Derrick Ct ASPENDALE GARDENS 3195 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,510,000
Method: Sold Before Auction
Date: 28/10/2023
Property Type: House (Res)
Land Size: 620 sqm approx

Account - Barry Plant | P: 03 9586 0500