

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

3/14 Woods Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Mordialloc

Period - From 09/02/2023 to 08/02/2024 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	11/138 Beach Rd PARKDALE 3195	\$760,000	02/12/2023
2	2/21 Collocott St MORDIALLOC 3195	\$720,000	19/10/2023
3	2/154 Parkers Rd PARKDALE 3195	\$765,000	19/08/2023

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: 09/02/2024 12:04



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

09/02/2023 - 08/02/2024: \$710,000

Comparable Properties



11/138 Beach Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit



2/21 Collocott St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$720,000

Method: Sold Before Auction

Date: 19/10/2023

Property Type: Unit



2/154 Parkers Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$765,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9586 0500