Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	3 Melrose Street, Mordialloc Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,325,000	Pro	perty Type	House		Suburb	Mordialloc
Period - From	01/04/2023	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	6 Susan St MORDIALLOC 3195	\$1,100,000	04/05/2023
2	16 Allandale Rd MENTONE 3194	\$1,060,000	20/05/2023
3			-

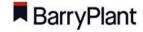
OR

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:	30/08/2023 09:52
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Date of sale







Land Size: 575 sqm approx

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price**

June quarter 2023: \$1,325,000

Comparable Properties



6 Susan St MORDIALLOC 3195 (REI/VG)

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Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 04/05/2023 Property Type: House Land Size: 906 sqm approx



16 Allandale Rd MENTONE 3194 (REI/VG)





Price: \$1,060,000 Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res) Land Size: 589 sqm approx

Agent Comments

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



