

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 Melrose Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,325,000 Property 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 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	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



Property Type: House (Previously Occupied - Detached)
Land Size: 575 sqm approx
 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)

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)

Agent Comments



Price: \$1,060,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 589 sqm approx

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