

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 40 Bay Street, Mordialloc, VIC 3195

Indicative selling price

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

Single price or range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,302,750 Property type House Suburb MORDIALLOC
Period - From 10/10/2022 to 09/10/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1 Ormond Street Mordialloc Vic 3195	\$2,028,000	2023-07-24
2	30a Mentone Parade Mentone Vic 3194	\$1,900,000	2023-07-11
3	40a Chute Street Mordialloc Vic 3195	\$1,960,000	2023-08-24

This Statement of Information was prepared on: 10/10/2023

