

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

47b Bradshaw Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,224,750 Property Type House Suburb Mordialloc

Period - From 01/10/2023 to 31/12/2023 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	3/19 Imes St PARKDALE 3195	\$1,250,000	02/11/2023
2	1/18 Mac Cr PARKDALE 3195	\$1,206,000	25/11/2023
3	2/61 Evan St PARKDALE 3195	\$1,150,000	09/03/2024

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:

19/03/2024 18:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2023: \$1,224,750

Comparable Properties

3/19 Imes St PARKDALE 3195 (VG)

Agent Comments



Price: \$1,250,000
Method: Sale
Date: 02/11/2023
Property Type: Flat/Unit/Apartment (Res)



1/18 Mac Cr PARKDALE 3195 (REI)

Agent Comments



Price: \$1,206,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)

2/61 Evan St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,150,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)

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