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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,224,750	Pro	operty Type	Hou	se		Suburb	Mordialloc
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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)



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



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

- 3

1/18 Mac Cr PARKDALE 3195 (REI)

2

Agent Comments

2/61 Evan St PARKDALE 3195 (REI)

Agent Comments



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

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

propertydata



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