

# 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 5/188 Beach Road, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$940,000 & \$1,020,000

### Median sale price

Median price \$1,010,000 Property Type Townhouse Suburb Mordialloc

Period - From 09/04/2023 to 08/04/2024 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	3/204 Beach Rd MORDIALLOC 3195	\$1,015,000	10/12/2023
2	2 Parana St ASPENDALE 3195	\$950,000	23/01/2024
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: 09/04/2024 15:19

5/188 Beach Road, Mordialloc Vic 3195



 3  2  1

**Property Type:** Townhouse  
(Single)

[Agent Comments](#)

**Indicative Selling Price**

\$940,000 - \$1,020,000

**Median Townhouse Price**

09/04/2023 - 08/04/2024: \$1,010,000

## Comparable Properties

3/204 Beach Rd MORDIALLOC 3195 (VG)

[Agent Comments](#)

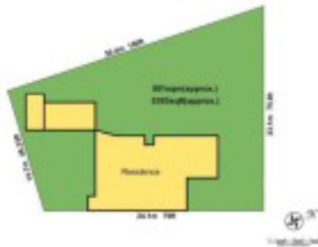
 3  -  -

**Price:** \$1,015,000

**Method:** Sale

**Date:** 10/12/2023

**Property Type:** Flat/Unit/Apartment (Res)



2 Parana St ASPENDALE 3195 (VG)

[Agent Comments](#)

 3  -  -

**Price:** \$950,000

**Method:** Sale

**Date:** 23/01/2024

**Property Type:** Flat/Unit/Apartment (Res)

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 - Jellis Craig



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