

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 51b Brownfield Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

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

Period - From 05/06/2023 to 04/06/2024 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	2/12 Barkly St MORDIALLOC 3195	\$1,590,000	26/03/2024
2	36b Brownfield St MORDIALLOC 3195	\$1,580,000	18/04/2024
3	364 Nepean Hwy PARKDALE 3195	\$1,550,000	22/04/2024

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: 05/06/2024 14:37



Property Type:
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,580,000
Median Townhouse Price
05/06/2023 - 04/06/2024: \$1,010,000

Comparable Properties



2/12 Barkly St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,590,000
Method: Private Sale
Date: 26/03/2024
Property Type: Townhouse (Single)



36b Brownfield St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,580,000
Method: Private Sale
Date: 18/04/2024
Property Type: Townhouse (Single)



364 Nepean Hwy PARKDALE 3195 (REI)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 22/04/2024
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9586 0500