

# 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 56 Elliot Street, Mordialloc, VIC 3195

### Indicative selling price

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

Single price  or range between \$1,450,000 & \$1,500,000

### Median sale price

Median price \$1,372,500 Property type House Suburb MORDIALLOC  
Period - From 18/04/2023 to 17/04/2024 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	4 Cedric Street Parkdale Vic 3195	\$1,560,000	2023-10-28
2	3 Carrier Avenue Parkdale Vic 3195	\$1,460,000	2023-12-09
3	5 Kingston Street Mordialloc Vic 3195	\$1,385,000	2023-11-16

This Statement of Information was prepared on: 18/04/2024

