

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

70 White 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 \$1,270,000 Property Type House Suburb Mordialloc

Period - From 21/05/2023 to 20/05/2024 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	15 Alma Rd PARKDALE 3195	\$1,070,000	07/02/2024
2	5 Nepean Hwy ASPENDALE 3195	\$1,000,000	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:

21/05/2024 18:29

70 White Street, Mordialloc Vic 3195



Property Type: House (Res)
Land Size: 808 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
21/05/2023 - 20/05/2024: \$1,270,000

Comparable Properties

15 Alma Rd PARKDALE 3195 (VG)

Agent Comments



Price: \$1,070,000
Method: Sale
Date: 07/02/2024
Property Type: Development Site (Res)
Land Size: 1097 sqm approx



5 Nepean Hwy ASPENDALE 3195 (VG)

Agent Comments



Price: \$1,000,000
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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