Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Pa James Street, Mordialloc Vic 3195
98

Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,306,250	Pro	perty Type	House		Suburb	Mordialloc
Period - From	01/04/2023	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	36b Brownfield St MORDIALLOC 3195	\$1,580,000	18/04/2024
2	4a Bay St MORDIALLOC 3195	\$1,525,000	06/04/2024
3	37 Treeby Blvd MORDIALLOC 3195	\$1,420,000	09/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/05/2024 15:52











Rooms: 7

Property Type: House Land Size: 364 sqm approx

Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** Year ending March 2024: \$1,306,250

Comparable Properties



36b Brownfield St MORDIALLOC 3195 (REI)





Price: \$1,580,000 Method: Private Sale Date: 18/04/2024

Property Type: Townhouse (Single)

Agent Comments



4a Bay St MORDIALLOC 3195 (REI)

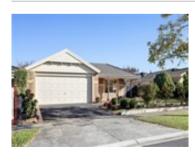




Price: \$1,525,000 Method: Auction Sale Date: 06/04/2024

Property Type: Townhouse (Single)

Agent Comments



37 Treeby Blvd MORDIALLOC 3195 (REI)





Price: \$1,420,000

Method: Sold Before Auction

Date: 09/05/2024 Property Type: House Agent Comments

Account - RT Edgar | P: 03 9826 1000



