

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 447-449 Main Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$3,700,000 & \$4,070,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Mordialloc

Period - From 01/11/2022 to 31/10/2023 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	65 Nepean Hwy ASPENDALE 3195	\$3,830,000	31/05/2023
2			
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: 01/11/2023 17:04



Property Type: House (Res)

Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price

\$3,700,000 - \$4,070,000

Median House Price

01/11/2022 - 31/10/2023: \$1,400,000

Comparable Properties



65 Nepean Hwy ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$3,830,000

Method: Private Sale

Date: 31/05/2023

Property Type: Land

Land Size: 840 sqm approx

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.

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