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	82 Warren Road, Mordialloc Vic 3195

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,350,000 Property Type House Suburb Mordialloc

Period - From 01/10/2020 to 30/09/2021 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	11 Bradshaw St MORDIALLOC 3195	$1,248,000	15/09/2021
2	151 Warren Rd PARKDALE 3195	$1,205,000	28/09/2021
3	126 Chute St MORDIALLOC 3195	$1,100,000	25/08/2021

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: 20/10/2021 12:01

82 Warren Road, Mordialloc Vic 3195



2 1 3

Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2021: $1,350,000

Comparable Properties



11 Bradshaw St MORDIALLOC 3195 (REI)

3 1 2

Price: $1,248,000
Method: Private Sale
Date: 15/09/2021
Property Type: House

Agent Comments



151 Warren Rd PARKDALE 3195 (REI)

3 1 2

Price: $1,205,000
Method: Sold Before Auction
Date: 28/09/2021
Property Type: House (Res)

Agent Comments



126 Chute St MORDIALLOC 3195 (REI)

2 1 1

Price: $1,100,000
Method: Private Sale
Date: 25/08/2021
Property Type: House

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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