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	4/411 Nepean Highway, Mordialloc, VIC 3195

Indicative selling price

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

Range between $549,950 &

Median sale price

Median price 698,750 Property Type Unit Suburb MORDIALLOC

Period - From 11/05/2024 to 10/11/2024 Source core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 10/5 Albert Street Mordialloc Vic 3195	$630,000	2024-10-21
2 2/61 Bear Street Mordialloc Vic 3195	$650,000	2024-10-07
3		

This Statement of Information was prepared on: 11/11/2024