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	4/11 Epsom Road, Mordialloc, VIC 3195

Indicative selling price

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

Single price	$1,285,000	or range between		&

Median sale price

Median price	$ 1,270,000	Property type	House	Suburb	MORDIALLOC
Period - From	12/04/2024	to	11/10/2024	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	3/11 Epsom Road, Mordialloc	$1,275,000	2024-04-10
2	1/11 Epsom Road, Mordialloc	$1,300,000	2024-09-30
3			

This Statement of Information was prepared on: 12/10/2024

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.