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	8/1-3 James Street, Mordialloc Vic 3195

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $792,500 Property Type Unit Suburb Mordialloc

Period - From 01/04/2024 to 30/06/2024 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	Price	Date of sale
1	7/137 Beach Rd PARKDALE 3195	$700,000	29/08/2024
2	10/22 Warrigal Rd PARKDALE 3195	$720,000	17/07/2024
3	4/6 Crown Av MORDIALLOC 3195	$695,000	03/06/2024

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: 13/09/2024 09:42

8/1-3 James Street, Mordialloc Vic 3195



2 1 1

Rooms: 4
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
June quarter 2024: $792,500

Comparable Properties



7/137 Beach Rd PARKDALE 3195 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 29/08/2024
Property Type: Unit

Agent Comments



10/22 Warrigal Rd PARKDALE 3195 (REI)

2 1 2

Price: $720,000
Method: Private Sale
Date: 17/07/2024
Property Type: Unit

Agent Comments



4/6 Crown Av MORDIALLOC 3195 (REI/VG)

2 1 1

Price: $695,000
Method: Private Sale
Date: 03/06/2024
Property Type: Unit

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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