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	9/212 Beach Road, Mordialloc, VIC 3195

Indicative selling price

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

Range between $670,000 & $689,000

Median sale price

Median price $698,750 Property Type Unit Suburb Mordialloc

Period - From 05/06/2024 to 04/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 4/27 Ti-tree Grove East Parkdale Vic 3195	$650,000	2024-11-30
2 8/1-3 James Street Mordialloc Vic 3195	$695,000	2024-10-12
3 7/137 Beach Road Parkdale Vic 3195	$690,000	2024-09-11

This Statement of Information was prepared on: 05/12/2024