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	21 Verbena Street, Mordialloc, VIC 3195

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $1,270,000 Property Type House Suburb Mordialloc

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

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

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.

Address of comparable property	Price	Date of sale
1 21 Sharan Avenue Mentone Vic 3194	$1,000,000	2024-10-17
2 19 Rivette Street Mordialloc Vic 3195	$980,000	2024-10-01

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