

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

1/3 Manikato Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$660,000 House Unit X Suburb Mordialloc

Period - From 01/10/2017 to 30/09/2018 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	20a Park St MORDIALLOC 3195	\$749,000	05/07/2018
2	22/3-17 Taylor St PARKDALE 3195	\$742,500	28/04/2018
3	18/114 Warren Rd MORDIALLOC 3195	\$700,000	21/07/2018

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.

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 2  2  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
Year ending September 2018: \$660,000

Comparable Properties

20a Park St MORDIALLOC 3195 (VG)

Agent Comments

 2  -  -

Price: \$749,000
Method: Sale
Date: 05/07/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



22/3-17 Taylor St PARKDALE 3195 (REI/VG)

Agent Comments

 3  1  1

Price: \$742,500
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: Townhouse (Res)



18/114 Warren Rd MORDIALLOC 3195 (REI/VG)

Agent Comments

 3  1  2

Price: \$700,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Townhouse (Res)