

Paul Cameron 03 9586 0500 0418 431 031 pcameron@barryplant.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Including suburl		76 Albert Street, Mordialloc Vic 3195				
Indicative sellin	g price					
For the meaning of	f this price see co	onsumer.vic.gov.au/	underquoting			
Range between	\$850,000	&	\$935,000			
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#### Median sale price

Median price	\$1,203,500	Hou	ıse X	Unit		Suburb	Mordialloc
Period - From	01/04/2017	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	12/183 Beach Rd MORDIALLOC 3195	\$1,010,000	19/02/2018
2	48 Jack Holt Way MORDIALLOC 3195	\$962,000	28/04/2018
3	133c Mcdonald St MORDIALLOC 3195	\$860,000	17/05/2018

#### OR

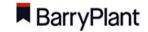
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9586 0500





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Indicative Selling Price \$850,000 - \$935,000 Median House Price Year ending March 2018: \$1,203,500

Rooms:
Property Type:
Subdivisional/Englobo Land (Unspecified)

Land Size: 6949 sqm approx

**Agent Comments** 

This property is identified as Lot

This property is identified as Lot #52, 76 Albert Street, Mordialloc, Vic 3195. The property is also identified by street address: 30 Kokoda Place, Mordialloc, Vic 3195

## Comparable Properties



12/183 Beach Rd MORDIALLOC 3195 (REI/VG) Agent Comments

**-** . **-** .

**Price:** \$1,010,000 **Method:** Private Sale **Date:** 19/02/2018

Rooms: -

**Property Type:** Townhouse (Res) **Land Size:** 152 sqm approx



48 Jack Holt Way MORDIALLOC 3195 (REI)

**1** 3 **1** 2 **2** 2

**Price:** \$962,000 **Method:** Auction Sale **Date:** 28/04/2018

Rooms: -

**Property Type:** Townhouse (Res) **Land Size:** 207 sqm approx



133c Mcdonald St MORDIALLOC 3195 (REI)

**3 6** 

**Price:** \$860,000 **Method:** Private Sale **Date:** 17/05/2018

Rooms: -

Property Type: Townhouse (Single)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 

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