

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

76 Albert Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$850,000

&

\$935,000

Median sale price

Median price \$1,203,500

House

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.

	Address 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.



Rooms:

Property Type:

Subdivisional/Englobo Land -
(Unspecified)

Land Size: 6949 sqm approx

Agent Comments

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) Agent Comments



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) Agent Comments



Price: \$860,000

Method: Private Sale

Date: 17/05/2018

Rooms: -

Property Type: Townhouse (Single)