

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

14a Warren Road, Mordialloc Vic 3195

Indicative selling price

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

Single price \$1,090,000

Median sale price

Median price \$1,040,000

Property Type House

Suburb Mordialloc

Period - From 08/10/2019

to 07/10/2020

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	46a Bear St MORDIALLOC 3195	\$1,160,000	27/05/2020
2			
3			

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.~~

This Statement of Information was prepared on:

08/10/2020 15:40

14a Warren Road, Mordialloc Vic 3195

Bayside
Beaches

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Indicative Selling Price

\$1,090,000

Median House Price

08/10/2019 - 07/10/2020: \$1,040,000



 3  2  1

Property Type: Townhouse (Res)

Land Size: 346 sqm approx

Agent Comments

Comparable Properties



46a Bear St MORDIALLOC 3195 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,160,000

Method: Private Sale

Date: 27/05/2020

Property Type: Townhouse (Single)

Land Size: 295 sqm approx

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 - Bayside Beaches Real Estate | P: 9589 3222 | F: 9589 4511



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.