

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1,2,3/439 Main Street,  
MORDIALLOC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **Mordialloc** for period **May 2016 - May 2017**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$1,030,000**

### Comparable property sales

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 the most comparable to the property for sale.

**4/95 White Street,**  
Mordialloc 3195

Price **\$1,060,000** Sold 22  
April 2017

**19A Albert Street,**  
Mordialloc 3195

Price **\$1,190,000** Sold 01  
March 2017

**1/217 Beach Road,**  
Mordialloc 3195

Price **\$1,137,500** Sold 16  
April 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

3 beds

2 baths

2 parking

### Greg Hocking Poulios

Suite 1, 151 Park Road,  
Cheltenham VIC 3192

### Contact agents



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**GREG HOCKING**  
POULIOS