

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1/2 Ormond Street, Mordialloc, VIC 3195

Indicative selling price

\$ 624,750

Range between

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

Median sale price

Median price
\$ 635,000

Unit

*Delete house or unit as applicable

Suburb
MORDIALLOC

Period
19/01/2019 - 18/07/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



4/91 MCDONALD STREET
MORDIALLOC

2 1 1

Agents Advice - Sale *\$614,000
Date Sold 17/06/2019
Land 0 sqm



5/68 CHUTE STREET
MORDIALLOC

2 1 2

Agents Advice - Sale *\$608,000
Date Sold 25/05/2019
Land 171 sqm



6/541 MAIN STREET
MORDIALLOC

2 1 2

Normal Sale \$643,000
Date Sold 11/05/2019
Land 0 sqm