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3   1   3

**Rooms:**  
**Property Type:** House (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,200,000  
**Median House Price**  
Year ending March 2017: \$1,048,750

With plans and permits approved, a lot of the hard work has been done for you. If you just want to develop the dream living and work with what is here then the north facing aspect will reward you.

## Comparable Properties



**13 Keith St PARKDALE 3195 (REI)**

Agent Comments

2   1   1

**Price:** \$1,275,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 593 sqm approx

**5 Booth St PARKDALE 3195 (REI)**

Agent Comments

-   -   -

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House



**16 Parsons St MORDIALLOC 3195 (REI)**

Agent Comments

3   1   2

**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx

## 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 34 Kershaw Street, Mordialloc Vic 3195

#### Indicative selling price

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

Single price \$1,200,000

#### Median sale price

Median price \$1,048,750

House X

Suburb Mordialloc

Period - From 01/04/2016 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
13 Keith St PARKDALE 3195	\$1,275,000	18/03/2017
5 Booth St PARKDALE 3195	\$1,270,000	27/05/2017
16 Parsons St MORDIALLOC 3195	\$1,130,000	04/03/2017