

## 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

3 PARK STREET MORDIALLOC VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$949,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,372,500

Property type

House

Suburb

Mordialloc

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 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

1/5 PARK STREET MORDIALLOC VIC 3195	\$835,000	05-Aug-23
2/1 PARK STREET MORDIALLOC VIC 3195	\$935,000	18-Mar-23

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 6 months.

This Statement of Information was prepared on: 13 April 2024

**1/5 PARK STREET MORDIALLOC  
VIC 3195** 3  1  1

Sold Price

**\$835,000**Sold Date **05-Aug-23**

Distance

**0.02km****2/1 PARK STREET MORDIALLOC  
VIC 3195** 3  2  1

Sold Price

**\$935,000**Sold Date **18-Mar-23**

Distance

**0.02km****RS** = Recent sale**UN** = Undisclosed Sale

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