

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

9/212 Beach Road Mordialloc VIC 3195

Indicative selling price

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

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2019

to

30 Apr 2020

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

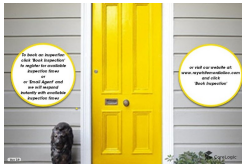
Date of sale

24/50-51 Nepean Highway Aspendale VIC 3195	\$485,000	26-Nov-19
3/20 Warren Road Mordialloc VIC 3195	\$545,000	20-Nov-19
103/131 Parkers Road Parkdale VIC 3195	\$501,000	30-Nov-19

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: 19 May 2020



**24/50-51 Nepean Highway
Aspendale VIC 3195**

 2  1  1

Sold Price **\$485,000** Sold Date **26-Nov-19**

Distance **1.13km**



**3/20 Warren Road Mordialloc VIC
3195**

 2  1  1

Sold Price **\$545,000** Sold Date **20-Nov-19**

Distance **1.16km**



**103/131 Parkers Road Parkdale VIC
3195**

 2  1  1

Sold Price **\$501,000** Sold Date **30-Nov-19**

Distance **1.86km**

RS = Recent sale UN = Undisclosed Sale

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