

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

2/16 Woods Avenue 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

or range
between

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jun 2020

to

31 May 2021

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

1/2 Steedman Street Mordialloc VIC 3195	\$946,000	16-Feb-21
15 McCaffery Place Mordialloc VIC 3195	\$1,051,000	25-Mar-21
1/57 McDonald Street Mordialloc VIC 3195	\$995,000	07-Dec-20

OR

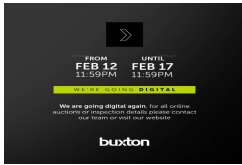
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 June 2021

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1/2 Steedman Street Mordialloc VIC 3195 Sold Price **\$946,000** Sold Date **16-Feb-21**

 3  2  1

Distance **0.16km**



15 McCaffery Place Mordialloc VIC 3195 Sold Price ^{RS} **\$1,051,000** Sold Date **25-Mar-21**

 4  3  2

Distance **0.27km**



1/57 McDonald Street Mordialloc VIC 3195 Sold Price **\$995,000** Sold Date **07-Dec-20**

 4  2  2

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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