

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

22 Collocott Street, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$1,200,000

&

\$1,270,000

Median sale price

Median price

\$1,372,500

Property Type

House

Suburb

Mordialloc

Period - From

30/01/2023

to

29/01/2024

Source

REIV

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 six 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	3 Francis St MORDIALLOC 3195	\$1,270,000	15/09/2023
2	29 Morris St PARKDALE 3195	\$1,250,000	08/11/2023
3	36 Cedric St MORDIALLOC 3195	\$1,224,750	07/12/2023

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 six months.~~

This Statement of Information was prepared on:

30/01/2024 15:10



2 1 2

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,270,000

Median House Price

30/01/2023 - 29/01/2024: \$1,372,500

Comparable Properties



3 Francis St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$1,270,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 585 sqm approx



29 Morris St PARKDALE 3195 (REI/VG)

Agent Comments

4 1 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 08/11/2023

Property Type: House (Res)

Land Size: 650 sqm approx



36 Cedric St MORDIALLOC 3195 (REI)

Agent Comments

3 1 2

Price: \$1,224,750

Method: Private Sale

Date: 07/12/2023

Property Type: House