

## 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

120/90 White 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jun 2019

to

31 May 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

8/32 Ormond Street Mordialloc VIC 3195	\$470,000	31-Mar-20
2/68-70 Warren Road Mordialloc VIC 3195	\$450,000	04-Apr-20
2/138 Lower Dandenong Road Parkdale VIC 3195	\$440,000	13-Feb-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: 22 June 2020

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**8/32 Ormond Street Mordialloc VIC 3195** Sold Price **\$470,000** Sold Date **31-Mar-20**

 2  1  1

Distance **0.53km**



**2/68-70 Warren Road Mordialloc VIC 3195** Sold Price **\$450,000** Sold Date **04-Apr-20**

 2  1  1

Distance **0.75km**



**2/138 Lower Dandenong Road Parkdale VIC 3195** Sold Price **\$440,000** Sold Date **13-Feb-20**

 2  1  1

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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