

## 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

8A Magnolia 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,070,500

Property type

House

Suburb

Mordialloc

Period-from

01 Sep 2019

to

31 Aug 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

41A Clare Street Parkdale VIC 3195	\$1,145,000	22-Feb-20
3B Hicks Street Parkdale VIC 3195	\$1,046,750	07-Jun-19
19A Vialls Avenue Parkdale VIC 3195	\$1,107,500	20-Jul-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: 30 September 2020

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**41A Clare Street Parkdale VIC 3195** Sold Price **\$1,145,000** Sold Date **22-Feb-20**

 4  2  2

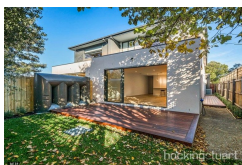
Distance **0.62km**



**3B Hicks Street Parkdale VIC 3195** Sold Price **\$1,046,750** Sold Date **07-Jun-19**

 4  2  1

Distance **0.66km**



**19A Vials Avenue Parkdale VIC 3195** Sold Price **\$1,107,500** Sold Date **20-Jul-19**

 4  3  2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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