

## 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<br>Including suburb and<br>postcode | 20 Williamson Close 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<br>between | \$975,000 | & | \$1,060,000 |
|--------------|--|---------------------|-----------|---|-------------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |            |
|--------------|-------------|---------------|-------------|--------|------------|
| Median Price | \$1,035,000 | Property type | House       | Suburb | Mordialloc |
| Period-from  | 01 Dec 2019 | to            | 30 Nov 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 |
|-----------------------------------------|-------------|--------------|
| 37 Treeby Boulevard Mordialloc VIC 3195 | \$1,045,000 | 09-Jun-20    |
| 36 Kingston Street Mordialloc VIC 3195  | \$1,020,000 | 15-Oct-20    |
| 17 Keefer Street Mordialloc VIC 3195    | \$1,040,000 | 16-Jul-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: 07 December 2020



**37 Treeby Boulevard Mordialloc VIC 3195** Sold Price <sup>RS</sup> **\$1,045,000** Sold Date **09-Jun-20**

 3  2  2

Distance **0.28km**



**36 Kingston Street Mordialloc VIC 3195** Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **15-Oct-20**

 3  2  2

Distance **1.03km**



**17 Keefer Street Mordialloc VIC 3195** Sold Price **\$1,040,000** Sold Date **16-Jul-20**

 4  2  2

Distance **1.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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