

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

9/17 COLLOCOTT STREET 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

\$955,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/92 CHUTE STREET MORDIALLOC VIC 3195

\$917,500

27-Feb-24

19/9-11 MANIKATO AVENUE MORDIALLOC VIC 3195

\$1,090,000

13-Oct-23

3/115-117 MCDONALD STREET MORDIALLOC VIC 3195

\$967,000

25-Nov-23

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.~~

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2/92 CHUTE STREET MORDIALLOC VIC 3195

3 2 2

^{RS} **\$917,500** Sold Date **27-Feb-24**

Distance **0.4km**



19/9-11 MANIKATO AVENUE MORDIALLOC VIC 3195

3 2 2

Sold Price **\$1,090,000** Sold Date **13-Oct-23**

Distance **0.53km**



3/115-117 MCDONALD STREET MORDIALLOC VIC 3195

3 2 1

Sold Price ^{RS} **\$967,000** Sold Date **25-Nov-23**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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