

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/460 Como Parade West 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

*House

*Unit

X

Suburb

Mordialloc

Period-from

01 May 2018

to

30 Apr 2019

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

1/438-440 Nepean Highway Parkdale VIC 3195

\$549,000

14-Jan-19

11/4-6 Edith Street Mordialloc VIC 3195

\$580,000

19-Mar-19

5/33-35 Brownfield Street Mordialloc VIC 3195

\$570,000

25-Feb-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.~~

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**1/438-440 Nepean Highway
Parkdale VIC 3195**

 2  1  1

Sold Price **\$549,000** Sold Date **14-Jan-19**

Distance **0.45km**



**11/4-6 Edith Street Mordialloc VIC
3195**

 2  1  1

Sold Price **\$580,000** Sold Date **19-Mar-19**

Distance **0.72km**



**5/33-35 Brownfield Street
Mordialloc VIC 3195**

 2  1  1

Sold Price ^{RS} **\$570,000** Sold Date **25-Feb-19**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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