

## 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

38 Scarlet 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,292,500

Property type

House

Suburb

Mordialloc

Period-from

01 Nov 2020

to

31 Oct 2021

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

4 Lisa Court Mordialloc VIC 3195	\$1,135,000	05-Jun-21
1 Rivette Street Mordialloc VIC 3195	\$1,000,000	23-Jun-21
8 Berringa Street Parkdale VIC 3195	\$1,060,000	16-May-21

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: 16 November 2021


**4 Lisa Court Mordialloc VIC 3195**

Sold Price

**\$1,135,000**

Sold Date

**05-Jun-21**


3



1



2

Distance

**0.28km**

**1 Rivette Street Mordialloc VIC 3195**

Sold Price

**\$1,000,000**

Sold Date

**23-Jun-21**


3



1



2

Distance

**0.36km**

**8 Berringa Street Parkdale VIC 3195**

Sold Price

**\$1,060,000**

Sold Date

**16-May-21**


3



1



2

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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