

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

3/94 ALBERT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2021

to

31 Aug 2022

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

5/8 EDITH STREET MORDIALLOC VIC 3195	\$661,000	04-Apr-22
4/490-490A MAIN STREET MORDIALLOC VIC 3195	\$665,000	24-Aug-22
23/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195	\$625,000	16-Jul-22

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: 05 September 2022



5/8 EDITH STREET MORDIALLOC VIC 3195

 2  1  1

Sold Price

\$661,000

Sold Date **04-Apr-22**

Distance **0.88km**



4/490-490A MAIN STREET MORDIALLOC VIC 3195

 2  1  1

Sold Price

^{RS} **\$665,000**

Sold Date **24-Aug-22**

Distance **1.02km**



23/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195

 2  1  1

Sold Price

^{RS} **\$625,000**

Sold Date **16-Jul-22**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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