

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

1/111 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Apr 2020

to

31 Mar 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

4/81 Barkly Street Mordialloc VIC 3195	\$569,000	28-Mar-21
5/81 Barkly Street Mordialloc VIC 3195	\$560,000	12-Dec-20
5/8 Crown Avenue Mordialloc VIC 3195	\$570,000	27-Feb-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: 27 April 2021



4/81 Barkly Street Mordialloc VIC 3195

 2  1  1

Sold Price

^{RS} **\$569,000**

Sold Date

28-Mar-21

Distance

0.29km



5/81 Barkly Street Mordialloc VIC 3195

 2  1  1

Sold Price

\$560,000

Sold Date

12-Dec-20

Distance

0.29km



5/8 Crown Avenue Mordialloc VIC 3195

 2  1  1

Sold Price

\$570,000

Sold Date

27-Feb-21

Distance

0.32km



12/47-49 Bear Street Mordialloc VIC 3195

 2  1  1

Sold Price

\$605,000

Sold Date

23-Dec-20

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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