

## 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

2/494 MAIN 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

\$1,210,000

&

\$1,330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$757,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Oct 2021

to

30 Sep 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

2/22 PARSONS STREET MORDIALLOC VIC 3195	\$1,295,000	17-Jun-22
3/494 MAIN STREET MORDIALLOC VIC 3195	\$1,300,000	11-Jul-22
2/498 MAIN STREET MORDIALLOC VIC 3195	\$1,300,000	27-May-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: 19 October 2022



**2/22 PARSONS STREET  
MORDIALLOC VIC 3195**

3 2 2

Sold Price **\$1,295,000** Sold Date **17-Jun-22**

Distance **0.95km**



**3/494 MAIN STREET MORDIALLOC  
VIC 3195**

3 2 2

Sold Price <sup>RS</sup> **\$1,300,000** <sup>UN</sup> Sold Date **11-Jul-22**

Distance **0.01km**



**2/498 MAIN STREET MORDIALLOC  
VIC 3195**

3 2 2

Sold Price **\$1,300,000** Sold Date **27-May-22**

Distance **0.04km**

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

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