

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

3/403 Nepean Highway 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

*House

*Unit

X

Suburb

Mordialloc

Period-from

01 Jun 2018

to

31 May 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

7/13 Barkly Street Mordialloc VIC 3195	\$440,000	09-Apr-19
4/20-22 White Street Mordialloc VIC 3195	\$459,000	18-Mar-19
4/68 Chute Street Mordialloc VIC 3195	\$480,000	25-Dec-18

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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7/13 Barkly Street Mordialloc VIC 3195

Sold Price

\$440,000

Sold Date

09-Apr-19

 2

 1

 1

Distance

0.29km



4/20-22 White Street Mordialloc VIC 3195

Sold Price

\$459,000

Sold Date

18-Mar-19

 2

 1

 1

Distance

0.32km



4/68 Chute Street Mordialloc VIC 3195

Sold Price

\$480,000

Sold Date

25-Dec-18

 2

 1

 1

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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