

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

9/144-146 WARREN ROAD 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

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

3/148-150 WARREN ROAD MORDIALLOC VIC 3195	\$615,000	29-Jul-22
5/2-4 KEEFER STREET MORDIALLOC VIC 3195	\$595,000	21-Jun-22
16/156 LOWER DANDENONG ROAD PARKDALE VIC 3195	\$595,000	21-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: 08 October 2022



**3/148-150 WARREN ROAD
MORDIALLOC VIC 3195**

 2  1  2

Sold Price **\$615,000** Sold Date **29-Jul-22**

Distance **0.05km**



**5/2-4 KEEFER STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$595,000** Sold Date **21-Jun-22**

Distance **0.28km**



**16/156 LOWER DANDENONG
ROAD PARKDALE VIC 3195**

 2  1  1

Sold Price Sold Date **21-May-21**

Distance **0.46km**

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

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