

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

4/490-490A MAIN 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2021

to

30 Jun 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

6/1-3 JAMES STREET MORDIALLOC VIC 3195	\$657,000	19-Mar-22
5/42 RENNISON STREET PARKDALE VIC 3195	\$620,000	28-May-22
5/15-17 JOHN STREET MORDIALLOC VIC 3195	\$620,000	15-Jun-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: 28 July 2022



6/1-3 JAMES STREET MORDIALLOC VIC 3195 Sold Price **\$657,000** Sold Date **19-Mar-22**

 2  1  1

Distance **0.15km**



5/42 RENNISON STREET PARKDALE VIC 3195 Sold Price ^{RS} **\$620,000** Sold Date **28-May-22**

 2  2  1

Distance **0.47km**



5/15-17 JOHN STREET MORDIALLOC VIC 3195 Sold Price **\$620,000** Sold Date **15-Jun-22**

 2  1  1

Distance **0.14km**

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

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