

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

2/3 COLLOCOTT 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

\$590,000

&

\$640,000

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

3/16 MELROSE STREET MORDIALLOC VIC 3195	\$598,000	07-Aug-22
23/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195	\$625,000	16-Jul-22
5/42 RENNISON STREET PARKDALE VIC 3195	\$620,000	28-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: 03 October 2022



**3/16 MELROSE STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

^{RS}

\$598,000

Sold Date **07-Aug-22**

Distance **0.25km**



**23/5-7 COLLOCOTT STREET
MORDIALLOC VIC 3195**

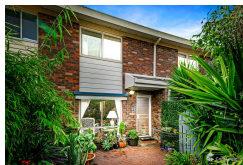
 2  1  1

Sold Price

\$625,000

Sold Date **16-Jul-22**

Distance **0.13km**



**5/42 RENNISON STREET
PARKDALE VIC 3195**

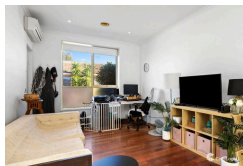
 2  2  1

Sold Price

\$620,000

Sold Date **28-May-22**

Distance **0.74km**



**13/47-49 BEAR STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

^{RS}

\$600,000

Sold Date **16-Sep-22**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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