

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

4/18 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2021

to

31 Oct 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

2/20 CEDRIC STREET PARKDALE VIC 3195	\$490,000	19-Jul-22
8/32 ORMOND STREET MORDIALLOC VIC 3195	\$550,000	24-Jun-22
6/89-91 BARKLY STREET MORDIALLOC VIC 3195	\$530,000	08-Aug-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: 30 November 2022


**2/20 CEDRIC STREET PARKDALE
VIC 3195**

Sold Price

\$490,000

Sold Date

19-Jul-22

2

1

1

Distance

0.25km

**8/32 ORMOND STREET
MORDIALLOC VIC 3195**

Sold Price

\$550,000

Sold Date

24-Jun-22

2

1

1

Distance

0.35km

**6/89-91 BARKLY STREET
MORDIALLOC VIC 3195**

Sold Price

\$530,000

Sold Date

08-Aug-22

2

1

1

Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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