

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

2/16 Francis 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2020

to

30 Apr 2021

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

1/104 Chute Street Mordialloc VIC 3195	\$724,500	08-Dec-20
1/49 McDonald Street Mordialloc VIC 3195	\$705,000	12-Dec-20
8/24 Bear Street Mordialloc VIC 3195	\$670,000	19-Dec-20

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: 17 May 2021

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1/104 Chute Street Mordialloc VIC 3195

 2  1  2

Sold Price

\$724,500

Sold Date **08-Dec-20**

Distance **0.21km**



1/49 McDonald Street Mordialloc VIC 3195

 2  1  2

Sold Price

^{RS} **\$705,000**

Sold Date **12-Dec-20**

Distance **0.29km**



8/24 Bear Street Mordialloc VIC 3195

 3  1  1

Sold Price

\$670,000

Sold Date **19-Dec-20**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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