

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

5/8 EDITH 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2021

to

28 Feb 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

6/26 OLIVE GROVE PARKDALE VIC 3195	\$605,000	06-Nov-21
15/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195	\$622,000	29-Jan-22
3/156 LOWER DANDENONG ROAD PARKDALE VIC 3195	\$615,000	02-Dec-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.~~

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6/26 OLIVE GROVE PARKDALE VIC 3195 Sold Price **\$605,000** Sold Date **06-Nov-21**

2 1 1

Distance -



15/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195 Sold Price ^{RS} **\$622,000** Sold Date **29-Jan-22**

2 1 1

Distance **0.23km**



3/156 LOWER DANDENONG ROAD PARKDALE VIC 3195 Sold Price **\$615,000** Sold Date **02-Dec-21**

2 1 1

Distance -

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

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