## 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 Collocott Street, Mordialloc Vic 3195

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,050,000		&		\$2,250,000				
Median sale price									
Median price	\$1,380,000	Pro	operty Type	Hou	se		Suburb	Mordialloc	
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV		

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	115 Albert St MORDIALLOC 3195	\$2,200,000	25/11/2024
2	10 Lawborough Av PARKDALE 3195	\$2,100,000	16/11/2024
3	48 Birdwood St PARKDALE 3195	\$2,260,000	30/10/2024

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 six months.

This Statement of Information was prepared on:

13/02/2025 16:30









Rooms: 5 Property Type: House Land Size: 645.381 sqm approx Agent Comments Indicative Selling Price \$2,050,000 - \$2,250,000 Median House Price December quarter 2024: \$1,380,000

# **Comparable Properties**

115 Albert St MORDIALLOC 3195 (REI)         5       3       2         Price: \$2,200,000         Method: Private Sale         Date: 25/11/2024         Property Type: House	Agent Comments
10 Lawborough Av PARKDALE 3195 (REI/VG) 5  3  4 Price: \$2,100,000 Method: Auction Sale Date: 16/11/2024 Property Type: House (Res) Land Size: 846 sqm approx	Agent Comments
48 Birdwood St PARKDALE 3195 (REI) 5  3  2 Price: \$2,260,000 Method: Private Sale Date: 30/10/2024 Property Type: House Land Size: 501 sqm approx	Agent Comments

### Account - Barry Plant | P: 03 9586 0500



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