

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

3/16 MELROSE 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2021

to

30 Jun 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

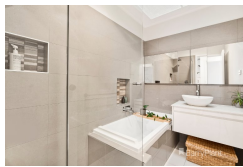
Date of sale

| | | |
|---|-----------|-----------|
| 23/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195 | \$625,000 | 16-Jul-22 |
| 15/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195 | \$622,000 | 29-Jan-22 |
| 5/8 EDITH STREET MORDIALLOC VIC 3195 | \$661,000 | 04-Apr-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: 25 July 2022



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

 2  1  1

Sold Price

^{RS}

\$625,000

Sold Date

16-Jul-22

Distance

0.19km



**15/5-7 COLLOCOTT STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

\$622,000

Sold Date

29-Jan-22

Distance

0.21km



**5/8 EDITH STREET MORDIALLOC
VIC 3195**

 2  1  1

Sold Price

\$661,000

Sold Date

04-Apr-22

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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