

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

6/1-3 JAMES 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

\$540,000

&

\$590,000

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













8/87 NEPEAN HIGHWAY MENTONE VIC 3194	\$570,000	19-Oct-21
7/143 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$550,000	29-Nov-21
15/6-8 OLIVE GROVE PARKDALE VIC 3195	\$550,000	13-Oct-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.~~

This Statement of Information was prepared on: 09 March 2022

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	8/87 NEPEAN HIGHWAY MENTONE VIC 3194	Sold Price	\$570,000	Sold Date	19-Oct-21
	 2  1  1			Distance	2.86km
	7/143 NEPEAN HIGHWAY ASPENDALE VIC 3195	Sold Price	\$550,000	Sold Date	29-Nov-21
	 2  1  1			Distance	-
	15/6-8 OLIVE GROVE PARKDALE VIC 3195	Sold Price		Sold Date	13-Oct-21
	 2  1  1			Distance	1.98km

RS = Recent sale UN = Undisclosed Sale

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