

## 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

12 Kokoda Place Mordialloc VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,089,000

Property type

House

Suburb

Mordialloc

Period-from

01 Mar 2020

to

28 Feb 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

5 Silverbanks Grove Mentone VIC 3194	\$900,000	15-Jul-20
4/11 Bay Street Parkdale VIC 3195	\$937,000	16-Nov-19
2/121 Collins Street Mentone VIC 3194	\$877,500	07-Dec-19

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 2021



### 5 Silverbanks Grove Mentone VIC 3194

 3
  3
  2

Sold Price

**\$900,000**

Sold Date

**15-Jul-20**

Distance

**3.29km**


### 4/11 Bay Street Parkdale VIC 3195

 3
  2
  2

Sold Price

**\$937,000**

Sold Date

**16-Nov-19**

Distance

**0.88km**


### 2/121 Collins Street Mentone VIC 3194

 3
  2
  2

Sold Price

**\$877,500**

Sold Date

**07-Dec-19**

Distance

**3.62km**


### 2/1 Latrobe Street Cheltenham VIC 3192

 3
  2
  2

Sold Price

**\$905,000**

Sold Date

**07-Jan-20**

Distance

**4.89km**

RS = Recent sale

UN = Undisclosed Sale

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