

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

25/5-7 Collocott 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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Dec 2019

to

30 Nov 2020

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

19/5-7 Collocott Street Mordialloc VIC 3195	\$580,000	12-Nov-20
4/3 Collocott Street Mordialloc VIC 3195	\$585,000	16-Oct-20
8/89-91 Barkly Street Mordialloc VIC 3195	\$541,000	07-Oct-20

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: 01 December 2020

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19/5-7 Collocott Street Mordialloc VIC 3195

Sold Price

^{RS} **\$580,000** Sold Date **12-Nov-20**

 2  1  2

Distance **0.03km**



4/3 Collocott Street Mordialloc VIC 3195

Sold Price

\$585,000 Sold Date **16-Oct-20**

 2  1  1

Distance **0.12km**



8/89-91 Barkly Street Mordialloc VIC 3195

Sold Price

\$541,000 Sold Date **07-Oct-20**

 2  1  1

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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