

## 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

36A BROWNFIELD STREET 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

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jun 2021

to

31 May 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 7B HICKS STREET PARKDALE VIC 3195      | \$1,550,000 | 29-Nov-21 |
| 37 LAWBOROUGH AVENUE PARKDALE VIC 3195 | \$1,500,000 | 23-Mar-22 |
| 1B DAVID STREET MORDIALLOC VIC 3195    | \$1,612,000 | 07-May-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: 05 June 2022



**7B HICKS STREET PARKDALE VIC 3195**

Sold Price

**\$1,550,000**

Sold Date

**29-Nov-21**

 4  2  2

Distance

-



**37 LAWBOROUGH AVENUE PARKDALE VIC 3195**

Sold Price

<sup>RS</sup> **\$1,500,000**

Sold Date

**23-Mar-22**

 4  2  2

Distance

**0.83km**



**1B DAVID STREET MORDIALLOC VIC 3195**

Sold Price

<sup>RS</sup> **\$1,612,000**

Sold Date

**07-May-22**

 3  2  2

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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