

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

46 Hall Mark Road 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

\$1,210,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$734,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2020

to

31 Oct 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

17 Jenkins Street Mordialloc VIC 3195	\$1,200,000	05-May-21
2/16 Woods Avenue Mordialloc VIC 3195	\$1,185,000	10-Jul-21
108A Warren Road Mordialloc VIC 3195	\$1,210,000	15-Aug-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: 20 November 2021



17 Jenkins Street Mordialloc VIC 3195

 3  2  2

Sold Price

\$1,200,000

Sold Date

05-May-21

Distance

0.13km



2/16 Woods Avenue Mordialloc VIC 3195

 3  2  2

Sold Price

\$1,185,000

Sold Date

10-Jul-21

Distance

0.37km



108A Warren Road Mordialloc VIC 3195

 3  2  2

Sold Price

\$1,210,000

Sold Date

15-Aug-21

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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