

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

Luxury 4 bedroom brand new townhouse 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

between

\$1,650,000

And

\$1,680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,265,500

Property type

House

Suburb

Mordialloc

Period-from

01 Apr 2022

to

31 Mar 2023

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

12 MAYFIELD DRIVE KEYSBOROUGH VIC 3173	\$2,002,000	30-Oct-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: 24 April 2023

**12 MAYFIELD DRIVE
KEYSBOROUGH VIC 3173** 4  4  2Sold Price **\$2,002,000** Sold Date **30-Oct-22**Distance **4.58km**

RS = Recent sale

UN = Undisclosed Sale

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