

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

2/52 BEAR 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

\$820,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Apr 2024

to

31 Mar 2025

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

2/5 PARK STREET MORDIALLOC VIC 3195	\$885,000	21-Nov-24
3/5 ALBERT STREET MORDIALLOC VIC 3195	\$750,000	13-Dec-24
1/7 PARKVIEW DRIVE ASPENDALE VIC 3195	\$790,000	23-Oct-24

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: 13 April 2025



**2/5 PARK STREET MORDIALLOC
VIC 3195**

Sold Price

\$885,000

Sold Date

21-Nov-24

3 1 1

Distance

0.63km



**3/5 ALBERT STREET MORDIALLOC
VIC 3195**

Sold Price

\$750,000

Sold Date

13-Dec-24

3 1 1

Distance

0.92km



**1/7 PARKVIEW DRIVE ASPENDALE
VIC 3195**

Sold Price

\$790,000

Sold Date

23-Oct-24

3 1 2

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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