

## 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

8/5 BEAR 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

\$600,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2021

to

30 Apr 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

12/81 WARRIGAL ROAD MENTONE VIC 3194	\$600,000	28-Jan-22
G06/55 BARKLY STREET MORDIALLOC VIC 3195	\$679,000	25-Nov-21
7/538 MAIN STREET MORDIALLOC VIC 3195	\$629,000	02-Feb-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 May 2022

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**12/81 WARRIGAL ROAD MENTONE VIC 3194** Sold Price **\$600,000** Sold Date **28-Jan-22**

2 2 1

Distance -



**G06/55 BARKLY STREET MORDIALLOC VIC 3195** Sold Price **\$679,000** Sold Date **25-Nov-21**

2 2 -

Distance **0.4km**



**7/538 MAIN STREET MORDIALLOC VIC 3195** Sold Price **\$629,000** Sold Date **02-Feb-22**

2 2 1

Distance **0.31km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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