

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Pooley Bridge 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

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,500

*House

X

*Unit

Suburb

Mordialloc

Period-from

01 May 2018

to

30 Apr 2019

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 six 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

9 Thomas Street Mordialloc VIC 3195

\$985,000

11-Jan-19

35 Elliot Street Mordialloc VIC 3195

\$952,000

21-Dec-18

20 Davey Street Parkdale VIC 3195

\$1,030,000

09-Mar-19

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 six months.~~

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9 Thomas Street Mordialloc VIC 3195

Sold Price

\$985,000

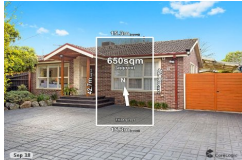
Sold Date

11-Jan-19

 3  1  3

Distance

0.91km



35 Elliot Street Mordialloc VIC 3195

Sold Price

\$952,000

Sold Date

21-Dec-18

 3  2  3

Distance

1.07km



20 Davey Street Parkdale VIC 3195

Sold Price

\$1,030,000

Sold Date

09-Mar-19

 4  2  1

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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