

## 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 POOLEY BRIDGE ROAD 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

\$1,450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Mordialloc

Period-from

01 Dec 2023

to

30 Nov 2024

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

22 POOLEY BRIDGE ROAD MORDIALLOC VIC 3195	\$1,440,000	06-Jul-24
19 BLACK KNIGHT STREET MORDIALLOC VIC 3195	\$1,380,000	10-Aug-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: 02 December 2024



**22 POOLEY BRIDGE ROAD  
MORDIALLOC VIC 3195**

 4  2  2

Sold Price **\$1,440,000** Sold Date **06-Jul-24**

Distance **0.12km**



**19 BLACK KNIGHT STREET  
MORDIALLOC VIC 3195**

 3  2  2

Sold Price **\$1,380,000** Sold Date **10-Aug-24**

Distance **0.31km**

RS = Recent sale      UN = Undisclosed Sale

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