

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

1/4 KINGSTON 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

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2023

to

30 Jun 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

1/80A ALBERT STREET MORDIALLOC VIC 3195	\$937,500	27-May-24
9/17 COLLOCOTT STREET MORDIALLOC VIC 3195	\$1,000,000	03-Apr-24
4/4 KINGSTON STREET MORDIALLOC VIC 3195	\$1,112,000	16-Mar-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: 05 July 2024



**1/80A ALBERT STREET
MORDIALLOC VIC 3195**

 3  2  2

Sold Price

^{RS}

\$937,500

Sold Date

27-May-24

Distance

1.62km



**9/17 COLLOCOTT STREET
MORDIALLOC VIC 3195**

 3  2  2

Sold Price

\$1,000,000

Sold Date

03-Apr-24

Distance

0.75km



**4/4 KINGSTON STREET
MORDIALLOC VIC 3195**

 3  2  2

Sold Price

\$1,112,000

Sold Date

16-Mar-24

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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