

## 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

1/7 KRONE STREET MORDIALLOC VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Dec 2022

to

30 Nov 2023

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

1/41-43 BROWNFIELD STREET MORDIALLOC VIC 3195	\$740,000	10-Nov-23
2/154 PARKERS ROAD PARKDALE VIC 3195	\$765,000	19-Aug-23
2/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195	\$707,500	16-Sep-23

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 2023



**1/41-43 BROWNFIELD STREET  
MORDIALLOC VIC 3195**

 3  1  1

Sold Price

<sup>RS</sup> **\$740,000** Sold Date **10-Nov-23**

Distance **0.94km**



**2/154 PARKERS ROAD PARKDALE  
VIC 3195**

 2  1  1

Sold Price

**\$765,000** Sold Date **19-Aug-23**

Distance **1.38km**



**2/5-7 COLLOCOTT STREET  
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

**\$707,500** Sold Date **16-Sep-23**

Distance **0.19km**

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

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