

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

2 OWEN 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

\$1,995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,262,750

Property type

House

Suburb

Mordialloc

Period-from

01 Jun 2022

to

31 May 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

9 MONTGOMERY STREET MORDIALLOC VIC 3195	\$2,100,000	04-Mar-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.

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Rod Richardson
P 03 9583 3246
M 0409 421 742
E rod.richardson@belleproperty.com



**9 MONTGOMERY STREET
MORDIALLOC VIC 3195**

 3  2  2

Sold Price ^{RS} **\$2,100,000** Sold Date **04-Mar-23**

Distance **0.14km**

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

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