

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

6/397 NEPEAN HIGHWAY 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2022

to

31 Oct 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

1/8 EDITH STREET MORDIALLOC VIC 3195	\$500,000	12-May-23
107/55 BARKLY STREET MORDIALLOC VIC 3195	\$595,000	13-Oct-23
206/71 BARKLY STREET MORDIALLOC VIC 3195	\$535,000	09-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: 09 November 2023



1/8 EDITH STREET MORDIALLOC VIC 3195

 1  1  1

Sold Price

\$500,000

Sold Date

12-May-23

Distance

0.53km



107/55 BARKLY STREET MORDIALLOC VIC 3195

 2  1  1

Sold Price

^{RS} **\$595,000**

Sold Date

13-Oct-23

Distance

0.49km



206/71 BARKLY STREET MORDIALLOC VIC 3195

 2  1  1

Sold Price

\$535,000

Sold Date

09-Sep-23

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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