

## 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

1/92 ALBERT STREET 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

or range  
between

\$900,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$757,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2021

to

31 Oct 2022

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

8 EVA STREET PARKDALE VIC 3195	\$965,000	08-Oct-22
16 ALLANDALE ROAD MENTONE VIC 3194	\$975,000	19-Oct-22
4 FIFTH AVENUE ASPENDALE VIC 3195	\$930,000	15-Oct-22

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 November 2022



**8 EVA STREET PARKDALE VIC 3195** Sold Price <sup>RS</sup> **\$965,000** Sold Date **08-Oct-22**  
 Distance **1.51km**  
 3 2 2



**16 ALLANDALE ROAD MENTONE VIC 3194** Sold Price <sup>RS</sup> **\$975,000** <sup>UN</sup> Sold Date **19-Oct-22**  
 Distance **2.9km**  
 3 1 4



**4 FIFTH AVENUE ASPENDALE VIC 3195** Sold Price <sup>RS</sup> **\$930,000** Sold Date **15-Oct-22**  
 Distance **3.04km**  
 3 1 2

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

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