

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

1/204-205 Beach Road 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2019

to

30 Jun 2020

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

1/16 Francis Street Mordialloc VIC 3195	\$761,500	12-May-20
2/8 Parkers Road Parkdale VIC 3195	\$780,000	05-Jun-20
20A Laburnum Street Parkdale VIC 3195	\$768,000	05-Mar-20

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: 01 July 2020

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1/16 Francis Street Mordialloc VIC 3195

Sold Price

^{RS} **\$761,500** ^{UN}

Sold Date **12-May-20**

 2  1  2

Distance **0.94km**



2/8 Parkers Road Parkdale VIC 3195 Sold Price

\$780,000 Sold Date **05-Jun-20**

 4  1  -

Distance **1.2km**



20A Laburnum Street Parkdale VIC 3195 Sold Price

\$768,000 Sold Date **05-Mar-20**

 2  1  2

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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