

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

2/9 CROWN AVENUE 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

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

3/18-24 CHUTE STREET MORDIALLOC VIC 3195	\$695,000	06-Aug-22
2/3 COLLOCOTT STREET MORDIALLOC VIC 3195	\$637,000	22-Oct-22
3/94 ALBERT STREET MORDIALLOC VIC 3195	\$710,000	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: 23 November 2022



**3/18-24 CHUTE STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$695,000** Sold Date **06-Aug-22**

Distance **0.25km**



**2/3 COLLOCOTT STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price ^{RS} **\$637,000** Sold Date **22-Oct-22**

Distance **0.85km**



**3/94 ALBERT STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price ^{RS} **\$710,000** Sold Date **15-Oct-22**

Distance **0.4km**

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

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