

## 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

48 Scarlet 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

\$950,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Mordialloc

Period-from

01 May 2020

to

30 Apr 2021

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

5 Scarlet Street Mordialloc VIC 3195	\$1,050,000	17-Feb-21
49 McSwain Street Parkdale VIC 3195	\$970,000	16-Nov-20
19 Bundora Parade Mentone VIC 3194	\$953,000	12-Jan-21

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: 13 May 2021

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**5 Scarlet Street Mordialloc VIC 3195** Sold Price **\$1,050,000** Sold Date **17-Feb-21**

 3  2  4

Distance **0.35km**



**49 McSwain Street Parkdale VIC 3195** Sold Price <sup>RS</sup> **\$970,000** <sup>UN</sup> Sold Date **16-Nov-20**

 3  2  2

Distance **0.66km**



**19 Bundora Parade Mentone VIC 3194** Sold Price **\$953,000** Sold Date **12-Jan-21**

 4  2  2

Distance **0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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