

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

3/17 COLLOCOTT STREET 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

\$880,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2024

to

28 Feb 2025

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

7/17 COLLOCOTT STREET MORDIALLOC VIC 3195	\$930,000	17-Sep-24
4/9 MELROSE STREET MORDIALLOC VIC 3195	\$930,000	18-Jan-25
2/117A MCDONALD STREET MORDIALLOC VIC 3195	\$990,000	16-Oct-24

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: 03 March 2025



**7/17 COLLOCOTT STREET
MORDIALLOC VIC 3195**

 3  2  2

Sold Price **\$930,000** Sold Date **17-Sep-24**

Distance **0km**

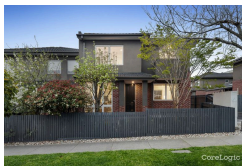


**4/9 MELROSE STREET
MORDIALLOC VIC 3195**

 3  2  2

Sold Price ^{RS} **\$930,000** Sold Date **18-Jan-25**

Distance **0.39km**



**2/117A MCDONALD STREET
MORDIALLOC VIC 3195**

 3  2  2

Sold Price **\$990,000** Sold Date **16-Oct-24**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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