

## 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

7/188-190 Beach Road 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

\$1,575,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,089,000

Property type

House

Suburb

Mordialloc

Period-from

01 Mar 2020

to

28 Feb 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 198 Beach Road Mordialloc VIC 3195   | \$1,630,000 | 30-Jan-21 |
| 1 Melrose Street Mordialloc VIC 3195 | \$1,646,000 | 20-Nov-20 |
| 21A Parkers Road Parkdale VIC 3195   | \$1,500,000 | 27-Feb-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: 15 March 2021

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**198 Beach Road Mordialloc VIC 3195**

 2  2  2

Sold Price <sup>RS</sup> **\$1,630,000** Sold Date **30-Jan-21**

Distance **0.2km**



**1 Melrose Street Mordialloc VIC 3195**

 4  2  4

Sold Price <sup>RS</sup> **\$1,646,000** Sold Date **20-Nov-20**

Distance **0.59km**



**21A Parkers Road Parkdale VIC 3195** Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **27-Feb-21**

 3  3  2

Distance **1.04km**

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

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