

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

7/18 JOHN 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Apr 2021

to

31 Mar 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

2/25 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$545,000	02-Nov-21
214/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$530,000	11-Nov-21
3/37 BIRDWOOD STREET PARKDALE VIC 3195	\$513,000	23-Feb-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: 06 April 2022



**2/25 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 1  1  1

Sold Price **\$545,000** Sold Date **02-Nov-21**

Distance -



**214/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

 1  2  1

Sold Price **\$530,000** Sold Date **11-Nov-21**

Distance -



**3/37 BIRDWOOD STREET
PARKDALE VIC 3195**

 1  1  1

Sold Price **\$513,000** Sold Date **23-Feb-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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