

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

8/541 Main 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,250

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2019

to

31 Jan 2020

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

13/42 Barkly Street Mordialloc VIC 3195	\$375,000	19-Oct-19
4/14-16 Rennison Street Parkdale VIC 3195	\$330,000	12-Oct-19
110/35 Childers Street Mentone VIC 3194	\$347,000	30-Oct-19

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: 17 February 2020

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13/42 Barkly Street Mordialloc VIC 3195 Sold Price **\$375,000** Sold Date **19-Oct-19**
Distance **0.51km**

 1  1  1



4/14-16 Rennison Street Parkdale VIC 3195 Sold Price **\$330,000** Sold Date **12-Oct-19**
Distance **1.02km**

 1  1  1



110/35 Childers Street Mentone VIC 3194 Sold Price **\$347,000** Sold Date **30-Oct-19**
Distance **3.19km**

 1  1  1

RS = Recent sale UN = Undisclosed Sale

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