

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

105/90 WHITE 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,340,000

Property type

House

Suburb

Mordialloc

Period-from

01 Jul 2023

to

30 Jun 2024

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

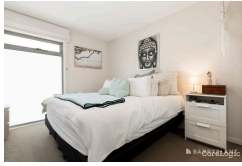
Date of sale

102/90 WHITE STREET MORDIALLOC VIC 3195	\$500,000	27-Mar-24
118/90 WHITE STREET MORDIALLOC VIC 3195	\$535,000	10-Jul-24
209/90 WHITE STREET MORDIALLOC VIC 3195	\$480,000	13-Feb-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: 23 July 2024



**102/90 WHITE STREET
MORDIALLOC VIC 3195**

2 1 1

Sold Price **\$500,000** Sold Date **27-Mar-24**

Distance **0km**



**118/90 WHITE STREET
MORDIALLOC VIC 3195**

2 2 1

Sold Price ^{RS} **\$535,000** Sold Date **10-Jul-24**

Distance **0km**



**209/90 WHITE STREET
MORDIALLOC VIC 3195**

2 1 1

Sold Price **\$480,000** Sold Date **13-Feb-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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