

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

1/41-43 BROWNFIELD 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2023

to

31 Aug 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

6/41-43 BROWNFIELD STREET MORDIALLOC VIC 3195	\$696,000	20-May-23
9/114 WARREN ROAD MORDIALLOC VIC 3195	\$815,000	13-Mar-23
5A BARKLY STREET MORDIALLOC VIC 3195	\$770,000	31-May-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: 07 September 2024


**6/41-43 BROWNFIELD STREET
MORDIALLOC VIC 3195**

 2
  1
  1

Sold Price **\$696,000** Sold Date **20-May-23**

Distance **0.05km**


**9/114 WARREN ROAD
MORDIALLOC VIC 3195**

 3
  1
  2

Sold Price **\$815,000** Sold Date **13-Mar-23**

Distance **0.34km**


**5A BARKLY STREET MORDIALLOC
VIC 3195**

 2
  2
  1

Sold Price **\$770,000** Sold Date **31-May-24**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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