

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

25/5-7 COLLOCOTT 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,330,000

Property type

House

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

1/103-105 BARKLY STREET MORDIALLOC VIC 3195	\$562,500	20-Jun-24
1/42 BARKLY STREET MORDIALLOC VIC 3195	\$600,000	27-Apr-24
118/90 WHITE STREET MORDIALLOC VIC 3195	\$535,000	10-Jul-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.~~

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Robert Pullia
P 0395833246
M 0407323423
E robert.pullia@belleproperty.com



1/103-105 BARKLY STREET
MORDIALLOC VIC 3195

2 1 1

Sold Price **\$562,500** Sold Date **20-Jun-24**

Distance **0.81km**



1/42 BARKLY STREET
MORDIALLOC VIC 3195

2 1 1

Sold Price **\$600,000** Sold Date **27-Apr-24**

Distance **0.4km**



118/90 WHITE STREET
MORDIALLOC VIC 3195

2 2 1

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

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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