

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

1/8 EDITH 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2022

to

30 Apr 2023

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

9/42 BARKLY STREET MORDIALLOC VIC 3195	\$495,000	04-Apr-23
12/111 BARKLY STREET MORDIALLOC VIC 3195	\$445,000	19-Nov-22
6/15-17 JOHN STREET MORDIALLOC VIC 3195	\$490,000	06-Dec-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: 02 May 2023

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**9/42 BARKLY STREET
MORDIALLOC VIC 3195**

 1  1  1

Sold Price ^{RS} **\$495,000** Sold Date **04-Apr-23**

Distance **0.36km**

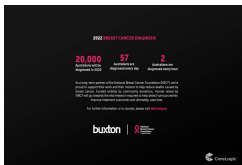


**12/111 BARKLY STREET
MORDIALLOC VIC 3195**

 1  1  1

Sold Price **\$445,000** Sold Date **19-Nov-22**

Distance **0.61km**



**6/15-17 JOHN STREET
MORDIALLOC VIC 3195**

 1  1  1

Sold Price **\$490,000** Sold Date **06-Dec-22**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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