

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

3/80A ALBERT 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,265,500

Property type

Other

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

G09/55 BARKLY STREET MORDIALLOC VIC 3195	\$680,000	14-Feb-23
111/90 WHITE STREET MORDIALLOC VIC 3195	\$655,000	13-Jan-23
12/52 PARKERS ROAD PARKDALE VIC 3195	\$710,000	11-Nov-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: 03 May 2023



**G09/55 BARKLY STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$680,000** Sold Date **14-Feb-23**

Distance **0.63km**



**111/90 WHITE STREET
MORDIALLOC VIC 3195**

 2  2  1

Sold Price **\$655,000** Sold Date **13-Jan-23**

Distance **1.07km**



**12/52 PARKERS ROAD PARKDALE
VIC 3195**

 2  2  1

Sold Price **\$710,000** Sold Date **11-Nov-22**

Distance **1.85km**

RS = Recent sale UN = Undisclosed Sale

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