

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

7/462 Como Parade West 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/462 Como Parade West Mordialloc VIC 3195	\$1,151,150	25-May-21
7/27 Herbert Street Parkdale VIC 3195	\$1,100,000	29-Jun-21
2/16 Woods Avenue Mordialloc VIC 3195	\$1,185,000	10-Jul-21

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: 28 July 2021

	<div>COVID-19 INFORMATION</div> <div>CONDITIONS OF ENTRY</div> <div>The health and safety of our vendors and staff is our number one priority.</div> <div>Barry Plant is taking steps to ensure the protection of individual agents and agents' clients during the process.</div> <div>Headlines and contact information</div> <div>Thank you for your cooperation.</div> <div></div>	<div>1/462 Como Parade West Mordialloc VIC 3195</div> <div><div> 3</div><div> 2</div><div> 2</div></div>	Sold Price	\$1,151,150	Sold Date	25-May-21	Distance	0.06km
		<div>7/27 Herbert Street Parkdale VIC 3195</div> <div><div> 3</div><div> 1</div><div> 2</div></div>	Sold Price	^{RS} \$1,100,000	Sold Date	29-Jun-21	Distance	0.62km
		<div>2/16 Woods Avenue Mordialloc VIC 3195</div> <div><div> 3</div><div> 2</div><div> 2</div></div>	Sold Price	^{RS} \$1,185,000	Sold Date	10-Jul-21	Distance	1.18km

RS = Recent sale UN = Undisclosed Sale

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