

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

2/4 Belle Crescent 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/33 Robert Street Parkdale VIC 3195	\$685,000	27-Jun-20
11/28-30 Olive Grove Parkdale VIC 3195	\$635,000	22-Apr-20
13/18-24 Chute Street Mordialloc VIC 3195	\$650,000	24-Mar-20

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 October 2020



2/33 Robert Street Parkdale VIC 3195

Sold Price

^{RS}

\$685,000

Sold Date

27-Jun-20

 2

 1

 2

Distance

1.08km



11/28-30 Olive Grove Parkdale VIC 3195

Sold Price

\$635,000

Sold Date

22-Apr-20

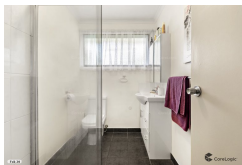
 2

 1

 1

Distance

1.52km



13/18-24 Chute Street Mordialloc VIC 3195

Sold Price

\$650,000

Sold Date

24-Mar-20

 2

 1

 1

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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