

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 EPSOM ROAD 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

\$1,555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2023

to

31 Oct 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

28 PARSONS STREET MORDIALLOC VIC 3195	\$1,500,000	12-May-23
9A DAVID STREET MORDIALLOC VIC 3195	\$1,430,000	21-Mar-23
6A ASHMORE AVENUE MORDIALLOC VIC 3195	\$1,450,000	27-Oct-23

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: 30 November 2024



**28 PARSONS STREET
MORDIALLOC VIC 3195**

 4  2  1

Sold Price **\$1,500,000** Sold Date **12-May-23**

Distance **0.88km**



**9A DAVID STREET MORDIALLOC
VIC 3195**

 4  2  1

Sold Price **\$1,430,000** Sold Date **21-Mar-23**

Distance **1.04km**



**6A ASHMORE AVENUE
MORDIALLOC VIC 3195**

 3  2  1

Sold Price **\$1,450,000** Sold Date **27-Oct-23**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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