

## 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

1/7 Belle Crescent Mordialloc VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2019

to

31 Oct 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

1/10 Clare Street Parkdale VIC 3195	\$828,000	06-Jun-20
3/12-14 Clare Street Parkdale VIC 3195	\$798,000	27-Jun-20
2/47 McSwain Street Parkdale VIC 3195	\$829,950	16-Jul-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: 11 November 2020

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**1/10 Clare Street Parkdale VIC 3195** Sold Price **\$828,000** Sold Date **06-Jun-20**

 3  2  2

Distance **0.38km**



**3/12-14 Clare Street Parkdale VIC 3195** Sold Price **\$798,000** Sold Date **27-Jun-20**

 3  1  1

Distance **0.42km**



**2/47 McSwain Street Parkdale VIC 3195** Sold Price **\$829,950** Sold Date **16-Jul-20**

 3  2  2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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