

## 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 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

\$1,425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,389,000

Property type

House

Suburb

Mordialloc

Period-from

01 Aug 2021

to

31 Jul 2022

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

4 ANITA COURT MORDIALLOC VIC 3195	\$1,390,000	28-May-22
22 EDMOND STREET PARKDALE VIC 3195	\$1,510,000	02-Apr-22
30 ACACIA AVENUE MENTONE VIC 3194	\$1,375,000	02-May-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: 11 August 2022



**4 ANITA COURT MORDIALLOC VIC 3195**

Sold Price

<sup>RS</sup>

**\$1,390,000**

Sold Date

**28-May-22**

 3

 2

 3

Distance

**0.49km**



**22 EDMOND STREET PARKDALE VIC 3195**

Sold Price

**\$1,510,000**

Sold Date

**02-Apr-22**

 3

 2

 2

Distance

**1.1km**



**30 ACACIA AVENUE MENTONE VIC 3194**

Sold Price

<sup>RS</sup>

**\$1,375,000**

Sold Date

**02-May-22**

 5

 1

 1

Distance

**1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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