

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

3/494 MAIN STREET 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2021

to

30 Apr 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

3/9 BAY STREET PARKDALE VIC 3195	\$1,250,000	29-Nov-21
2/498 MAIN STREET MORDIALLOC VIC 3195	\$1,300,000	27-May-22
21 ROSELLA ROAD PARKDALE VIC 3195	\$1,324,000	24-Apr-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: 31 May 2022



3/9 BAY STREET PARKDALE VIC 3195

Sold Price **\$1,250,000** Sold Date **29-Nov-21**

3 3 2

Distance **0.24km**



2/498 MAIN STREET MORDIALLOC VIC 3195

Sold Price ^{RS} **\$1,300,000** Sold Date **27-May-22**

3 2 2

Distance **0.04km**



21 ROSELLA ROAD PARKDALE VIC 3195

Sold Price **\$1,324,000** Sold Date **24-Apr-21**

3 2 2

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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