

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

4/9-11 Manikato Avenue 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2019

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 12/9-11 Manikato Avenue Mordialloc VIC 3195 | \$845,000 | 08-Feb-20 |
| 11/115-117 McDonald Street Mordialloc VIC 3195 | \$830,000 | 17-Jun-20 |
| 2/17 Collocott Street Mordialloc VIC 3195 | \$800,000 | 15-Feb-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: 28 July 2020

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12/9-11 Manikato Avenue Mordialloc VIC 3195 Sold Price **\$845,000** Sold Date **08-Feb-20**

 3  2  1

Distance **0.04km**



11/115-117 McDonald Street Mordialloc VIC 3195 Sold Price **\$830,000** Sold Date **17-Jun-20**

 3  2  1

Distance **0.17km**



2/17 Collocott Street Mordialloc VIC 3195 Sold Price **\$800,000** Sold Date **15-Feb-20**

 3  2  2

Distance **0.53km**

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

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