

## 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

6 JOHN STREET MORDIALLOC VIC 3195

### Indicative selling price

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

Single Price

\$1,920,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,335,000

Property type

House

Suburb

Mordialloc

Period-from

01 Jun 2023

to

31 May 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 7 JOHN STREET MORDIALLOC VIC 3195 | \$1,843,000 | 24-Feb-24 |
| 179 BEACH ROAD PARKDALE VIC 3195  | \$2,050,000 | 14-Nov-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: 15 June 2024

**7 JOHN STREET MORDIALLOC VIC 3195**

Sold Price

<sup>RS</sup>**\$1,843,000**

Sold Date

**24-Feb-24**

3



2



-

Distance

**0.06km****179 BEACH ROAD PARKDALE VIC 3195**

Sold Price

**\$2,050,000**

Sold Date

**14-Nov-23**

3



2



2

Distance

**0.19km****RS** = Recent sale**UN** = Undisclosed Sale

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