

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

1/6 Woods 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,250

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/57 McDonald Street Mordialloc VIC 3195	\$995,000	05-Dec-20
14A Warren Road Mordialloc VIC 3195	\$1,060,000	16-Oct-20
17A Brownfield Street Parkdale VIC 3195	\$992,000	21-Oct-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: 01 February 2021

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1/57 McDonald Street Mordialloc VIC 3195

 3  2  2

Sold Price

\$995,000

Sold Date **05-Dec-20**

Distance **0.28km**



14A Warren Road Mordialloc VIC 3195

 3  2  3

Sold Price

\$1,060,000

Sold Date **16-Oct-20**

Distance **0.47km**



17A Brownfield Street Parkdale VIC 3195

 3  1  2

Sold Price

\$992,000

Sold Date **21-Oct-20**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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