

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

6/114 Warren Road 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/114 Warren Road Mordialloc VIC 3195	\$550,000	30-Apr-19
2/14-16 Keefer Street Mordialloc VIC 3195	\$601,000	28-Aug-19
3/156 Lower Dandenong Road Parkdale VIC 3195	\$545,000	25-May-19

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: 07 October 2019

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3/114 Warren Road Mordialloc VIC 3195

Sold Price

\$550,000

Sold Date

30-Apr-19

 2

 1

 1

Distance

0.01km



2/14-16 Keefer Street Mordialloc VIC 3195

Sold Price

\$601,000

Sold Date

28-Aug-19

 2

 1

 1

Distance

0.57km



3/156 Lower Dandenong Road Parkdale VIC 3195

Sold Price

\$545,000

Sold Date

25-May-19

 2

 1

 1

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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