

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

5/44 CEDRIC 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,750

Property type

Unit

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

2/44 CEDRIC STREET MORDIALLOC VIC 3195	\$395,000	02-Mar-23
6/44 CEDRIC STREET MORDIALLOC VIC 3195	\$385,000	05-Mar-24

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 June 2024

**2/44 CEDRIC STREET
MORDIALLOC VIC 3195**

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Sold Price **\$395,000** Sold Date **02-Mar-23**Distance **0km****6/44 CEDRIC STREET
MORDIALLOC VIC 3195**

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Sold Price **\$385,000^{UN}** Sold Date **05-Mar-24**Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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