

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

116/5 BEAR 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2024

to

31 Jan 2025

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

101/5 BEAR STREET MORDIALLOC VIC 3195	\$465,000	27-Aug-24
205/90 WHITE STREET MORDIALLOC VIC 3195	\$500,000	22-Jan-25

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.

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**101/5 BEAR STREET MORDIALLOC
VIC 3195**

2 1 1

Sold Price

\$465,000

Sold Date **27-Aug-24**

Distance

0.01km



**205/90 WHITE STREET
MORDIALLOC VIC 3195**

2 1 1

Sold Price

^{RS} **\$500,000**

Sold Date **22-Jan-25**

Distance

1km

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

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