

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

2/17 Belle Crescent 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

\$800,000

&

\$880,000

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

1/7 Belle Crescent Mordialloc VIC 3195	\$870,000	09-Dec-20
8A Barkly Street Mordialloc VIC 3195	\$850,000	03-Dec-20
1 Houston Street Mentone VIC 3194	\$860,000	05-Nov-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: 03 February 2021

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1/7 Belle Crescent Mordialloc VIC 3195

Sold Price

\$870,000

Sold Date **09-Dec-20**

 3  2  2

Distance

0.1km



8A Barkly Street Mordialloc VIC 3195

Sold Price

^{RS} **\$850,000** ^{UN}

Sold Date **03-Dec-20**

 3  1  2

Distance

0.98km



1 Houston Street Mentone VIC 3194

Sold Price

^{RS} **\$860,000**

Sold Date **05-Nov-20**

 3  2  1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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