

## 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

28 AFFINITY CLOSE MORDIALLOC VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Mordialloc

Period-from

01 Feb 2022

to

31 Jan 2023

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

6 BAMBER CLOSE MORDIALLOC VIC 3195	\$1,375,000	21-Nov-22
23 MCSWAIN STREET PARKDALE VIC 3195	-	20-Dec-22

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: 06 February 2023

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**6 BAMBER CLOSE MORDIALLOC  
VIC 3195**

4 2 2

Sold Price <sup>RS</sup> **\$1,375,000** Sold Date **21-Nov-22**

Distance **0.47km**



**23 MCSWAIN STREET PARKDALE  
VIC 3195**

4 2 2

Sold Price <sup>RS UN</sup> **-** Sold Date **20-Dec-22**

Distance **1.99km**

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

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