

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

15/5-7 Collocott 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

\$530,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$724,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jan 2021

to

31 Dec 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

114/90 White Street Mordialloc VIC 3195	\$564,500	29-Jul-21
12/315 Nepean Highway Parkdale VIC 3195	\$555,000	01-Oct-21
27/5-7 Collocott Street Mordialloc VIC 3195	\$585,000	26-Oct-21

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: 11 January 2022



114/90 White Street Mordialloc VIC 3195 Sold Price **\$564,500** Sold Date **29-Jul-21**

3 1 1 Distance **0.78km**



12/315 Nepean Highway Parkdale VIC 3195 Sold Price **\$555,000** Sold Date **01-Oct-21**

2 1 1 Distance **0.82km**



27/5-7 Collocott Street Mordialloc VIC 3195 Sold Price **\$585,000** Sold Date **26-Oct-21**

2 1 1 Distance **0.07km**

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

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