

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

2/96-98 White 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

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2018

to

31 Oct 2019

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

4/119 McDonald Street Mordialloc VIC 3195	\$479,000	30-Jun-18
6/119 McDonald Street Mordialloc VIC 3195	\$457,000	13-Jun-19
117/90 White Street Mordialloc VIC 3195	\$525,000	24-Jul-18

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 November 2019

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4/119 McDonald Street Mordialloc VIC 3195

 2  1  1

Sold Price

\$479,000

Sold Date

30-Jun-18

Distance

0.05km



6/119 McDonald Street Mordialloc VIC 3195

 2  2  1

Sold Price

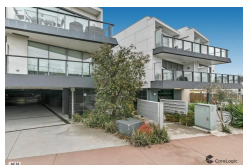
\$457,000

Sold Date

13-Jun-19

Distance

0.05km



117/90 White Street Mordialloc VIC 3195

 2  2  1

Sold Price

\$525,000

Sold Date

24-Jul-18

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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