

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

23/5-7 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jun 2021

to

31 May 2022

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

7/12-14 BAY STREET MORDIALLOC VIC 3195	\$600,000	11-Feb-22
4/27 BRAMPTON STREET CHELTENHAM VIC 3192	\$595,000	22-Feb-22
2/49 WILSON STREET CHELTENHAM VIC 3192	\$590,000	03-Feb-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: 27 June 2022



7/12-14 BAY STREET MORDIALLOC VIC 3195

Sold Price

\$600,000

Sold Date

11-Feb-22

 2  1  1

Distance

0.6km



4/27 BRAMPTON STREET CHELTENHAM VIC 3192

Sold Price

\$595,000

Sold Date

22-Feb-22

 2  1  1

Distance

3.97km



2/49 WILSON STREET CHELTENHAM VIC 3192

Sold Price

\$590,000

Sold Date

03-Feb-22

 2  1  1

Distance

4.98km

RS = Recent sale

UN = Undisclosed Sale

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