

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

41B Bradshaw 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,000

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

34A Kershaw Street Mordialloc VIC 3195	\$1,167,500	16-Jul-19
1B Kershaw Street Parkdale VIC 3195	\$1,252,000	14-Sep-19
19A Vialls Avenue Parkdale VIC 3195	\$1,107,500	20-Jul-19

OR

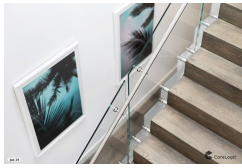
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 November 2019

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34A Kershaw Street Mordialloc VIC 3195

Sold Price

\$1,167,500

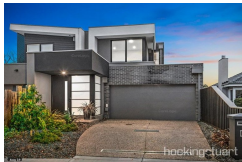
Sold Date

16-Jul-19

 3  2  1

Distance

0.42km



1B Kershaw Street Parkdale VIC 3195

Sold Price

\$1,252,000

Sold Date

14-Sep-19

 4  3  2

Distance

0.71km



19A Vials Avenue Parkdale VIC 3195

Sold Price

\$1,107,500

Sold Date

20-Jul-19

 4  3  2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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