

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

2 Richard Court 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

\$920,000

&amp;

\$950,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$897,000

\*House

X

\*Unit

Suburb

Mordialloc

Period-from

01 Aug 2018

to

31 Jul 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

27 Waratah Avenue Mordialloc VIC 3195

\$877,000

16-Mar-19

57 McSwain Street Parkdale VIC 3195

\$950,000

02-Mar-19

34 McKay Street Mordialloc VIC 3195

\$900,000

07-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: 20 August 2019

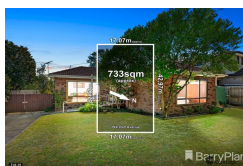
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**27 Waratah Avenue Mordialloc VIC 3195**

Sold Price

**\$877,000**

Sold Date

**16-Mar-19**

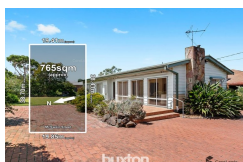
 3

 1

 2

Distance

**0.45km**



**57 McSwain Street Parkdale VIC 3195**

Sold Price

**\$950,000**

Sold Date

**02-Mar-19**

 3

 1

 2

Distance

**0.76km**



**34 McKay Street Mordialloc VIC 3195**

Sold Price

**\$900,000**

Sold Date

**07-Jul-19**

 3

 1

 1

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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