

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

112/90 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2021

to

28 Feb 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

15/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195	\$622,000	29-Jan-22
16/114 WARREN ROAD MORDIALLOC VIC 3195	\$660,000	24-Jan-22
2/114 WARREN ROAD MORDIALLOC VIC 3195	\$635,000	14-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: 24 March 2022



**15/5-7 COLLOCOTT STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price ^{RS} **\$622,000** Sold Date **29-Jan-22**

Distance -



**16/114 WARREN ROAD
MORDIALLOC VIC 3195**

 2  1  2

Sold Price ^{RS} **\$660,000** Sold Date **24-Jan-22**

Distance -



**2/114 WARREN ROAD
MORDIALLOC VIC 3195**

 2  1  2

Sold Price **\$635,000** Sold Date **14-Oct-21**

Distance -

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

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