

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

15/114 Warren Road 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2019

to

30 Jun 2020

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

4/33-35 Brownfield Street Mordialloc VIC 3195	\$585,000	29-Feb-20
4/2 Ashmore Avenue Mordialloc VIC 3195	\$580,000	04-Mar-20
10/9 Albert Street Mordialloc VIC 3195	\$550,000	15-Jan-20

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: 14 July 2020

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



**4/33-35 Brownfield Street
Mordialloc VIC 3195**

 2  1  1

Sold Price **\$585,000** Sold Date **29-Feb-20**

Distance **0.37km**



**4/2 Ashmore Avenue Mordialloc
VIC 3195**

 2  1  1

Sold Price **\$580,000** Sold Date **04-Mar-20**

Distance **1.33km**



**10/9 Albert Street Mordialloc VIC
3195**

 2  1  1

Sold Price **\$550,000** Sold Date **15-Jan-20**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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