

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

19A Parsons 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jan 2021

to

31 Dec 2021

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

43A Warren Road Parkdale VIC 3195	\$1,190,000	18-Dec-21
1/24 Parsons Street Mordialloc VIC 3195	\$1,340,000	13-Nov-21
12C Melrose Street Mordialloc VIC 3195	\$1,037,650	03-Nov-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.~~

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43A Warren Road Parkdale VIC 3195

Sold Price ^{RS} **\$1,190,000** Sold Date **18-Dec-21**

3 1 2

Distance **1.03km**



1/24 Parsons Street Mordialloc VIC 3195

Sold Price ^{RS} **\$1,340,000** Sold Date **13-Nov-21**

3 2 1

Distance **0.08km**



12C Melrose Street Mordialloc VIC 3195

Sold Price **\$1,037,650** Sold Date **03-Nov-21**

3 2 2

Distance **1.02km**

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

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