## 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

17/5 Collocott Street, Mordialloc Vic 3195

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$600,000		&		\$650,000	)		
Median sale price								
Median price	\$654,000	Pro	operty Type	Unit			Suburb	Mordialloc
Period - From	03/07/2024	to	02/07/2025		So	urce	Property	/ Data

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8/9 Albert St MORDIALLOC 3195	\$640,000	09/04/2025
2	4/4 Gipps Av MORDIALLOC 3195	\$619,000	09/04/2025
3	5/24 Bear St MORDIALLOC 3195	\$668,008	05/04/2025

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 six months.

This Statement of Information was prepared on:

03/07/2025 11:43









Rooms: 3 Property Type: Unit Land Size: 127 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 03/07/2024 - 02/07/2025: \$654,000

# **Comparable Properties**

La recentration de la companya de la com Esta de la companya de la	8/9 Albert St MORDIALLOC 3195 (REI/VG) 2 1 1 1 Price: \$640,000 Method: Private Sale Date: 09/04/2025 Property Type: Unit Land Size: 120 sqm approx	Agent Comments
	4/4 Gipps Av MORDIALLOC 3195 (REI/VG) 2 1 1 1 Price: \$619,000 Method: Private Sale Date: 09/04/2025 Property Type: Unit	Agent Comments
	5/24 Bear St MORDIALLOC 3195 (REI/VG) 2 1 1 1 Price: \$668,008 Method: Auction Sale Date: 05/04/2025 Property Type: Unit	Agent Comments

#### Account - Barry Plant | P: 03 9586 0500



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