

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

3/2 WOODS AVENUE 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

\$375,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/23 KEILLER AVENUE PARKDALE VIC 3195	\$390,000	13-Sep-24
20/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195	\$397,000	14-Sep-24
7/75 BARKLY STREET MORDIALLOC VIC 3195	\$455,000	28-Dec-24

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: 17 February 2025



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**2/23 KEILLER AVENUE PARKDALE
VIC 3195**

1 1 1

Sold Price

\$390,000

Sold Date

13-Sep-24

Distance

1.89km



**20/5-7 COLLOCOTT STREET
MORDIALLOC VIC 3195**

1 1 1

Sold Price

\$397,000

Sold Date

14-Sep-24

Distance

0.65km



**7/75 BARKLY STREET
MORDIALLOC VIC 3195**

1 1 1

Sold Price

^{RS} **\$455,000**

Sold Date

28-Dec-24

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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