

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

4/4 GIPPS 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2024

to

28 Feb 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

2/61 BEAR STREET MORDIALLOC VIC 3195	\$650,000	29-Sep-24
5/8 WOODS AVENUE MORDIALLOC VIC 3195	\$655,000	02-Oct-24
25/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195	\$585,000	27-Oct-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.~~

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**2/61 BEAR STREET MORDIALLOC
VIC 3195**

2 1 1

Sold Price

\$650,000

Sold Date **29-Sep-24**

Distance **0.64km**



**5/8 WOODS AVENUE
MORDIALLOC VIC 3195**

2 1 1

Sold Price

^{RS} **\$655,000**

Sold Date **02-Oct-24**

Distance **0.65km**



**25/5-7 COLLOCOTT STREET
MORDIALLOC VIC 3195**

2 1 1

Sold Price

\$585,000

Sold Date **27-Oct-24**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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