

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

6/4 Krone 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Oct 2020

to

30 Sep 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

1/13 Barkly Street Mordialloc VIC 3195	\$762,000	24-Apr-21
2/50 White Street Mordialloc VIC 3195	\$790,000	07-Jul-21
G05/459 Main Street Mordialloc VIC 3195	\$690,000	12-May-21

OR

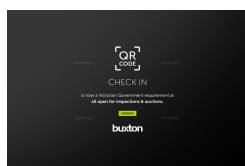
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 October 2021

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1/13 Barkly Street Mordialloc VIC 3195

 2  1  1

Sold Price

\$762,000

Sold Date

24-Apr-21

Distance

0.32km



2/50 White Street Mordialloc VIC 3195

 2  2  1

Sold Price

\$790,000

Sold Date

07-Jul-21

Distance

0.37km



G05/459 Main Street Mordialloc VIC 3195

 2  2  1

Sold Price

\$690,000

Sold Date

12-May-21

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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