

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$724,500

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

4/31A Brownfield Street Parkdale VIC 3195	\$620,000	08-Sep-21
3/3 Davey Street Parkdale VIC 3195	\$650,000	02-Oct-21
1/16 McDonald Street Mordialloc VIC 3195	\$720,000	27-Oct-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: 10 January 2022



**4/31A Brownfield Street Parkdale VIC 3195**

 2  1  1

Sold Price

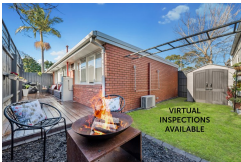
**\$620,000**

Sold Date

**08-Sep-21**

Distance

**0.87km**



**3/3 Davey Street Parkdale VIC 3195**

 2  1  1

Sold Price

**\$650,000**

Sold Date

**02-Oct-21**

Distance

**0.46km**



**1/16 McDonald Street Mordialloc VIC 3195**

 2  1  2

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**27-Oct-21**

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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