

## 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

1/54 White 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$679,999

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2020

to

31 Aug 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

1/50 White Street Mordialloc VIC 3195	\$920,000	22-May-21
3/50 White Street Mordialloc VIC 3195	\$950,000	24-Apr-21
1/74 White Street Mordialloc VIC 3195	\$925,000	11-Jun-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: 07 September 2021

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**1/50 White Street Mordialloc VIC 3195**

 3  2  2

Sold Price

**\$920,000**

Sold Date

**22-May-21**

Distance

**0.04km**



**3/50 White Street Mordialloc VIC 3195**

 3  3  2

Sold Price

**\$950,000**

Sold Date

**24-Apr-21**

Distance

**0.04km**



**1/74 White Street Mordialloc VIC 3195**

 3  2  2

Sold Price

<sup>RS</sup> **\$925,000**

Sold Date

**11-Jun-21**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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