

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

2/5 Park 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$724,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Dec 2020

to

30 Nov 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

| | | |
|---------------------------------------|-----------|-----------|
| 1/8 Mill Street Aspendale VIC 3195 | \$820,000 | 02-Aug-21 |
| 1/2 Laburnum Street Parkdale VIC 3195 | \$910,000 | 18-Dec-21 |
| 2/2 Laburnum Street Parkdale VIC 3195 | \$910,000 | 20-Nov-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: 20 December 2021

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1/8 Mill Street Aspendale VIC 3195

Sold Price

\$820,000

Sold Date

02-Aug-21

 3  1  1

Distance

0.64km



1/2 Laburnum Street Parkdale VIC 3195

Sold Price

^{RS} **\$910,000**

Sold Date

18-Dec-21

 3  1  2

Distance

1.77km



2/2 Laburnum Street Parkdale VIC 3195

Sold Price

Sold Date

20-Nov-21

 3  1  2

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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