

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

25/5-7 Collocott 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Oct 2019

to

30 Sep 2020

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

3/403 Nepean Highway Mordialloc VIC 3195	\$551,000	03-Aug-19
4/75 Barkly Street Mordialloc VIC 3195	\$565,000	10-Jul-20
4/84 Chute Street Mordialloc VIC 3195	\$545,000	12-Apr-20

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: 05 October 2020



3/403 Nepean Highway Mordialloc VIC 3195

- 1 1

Sold Price

\$551,000

Sold Date **03-Aug-19**

Distance **0.3km**



4/75 Barkly Street Mordialloc VIC 3195

2 1 1

Sold Price

\$565,000

Sold Date **10-Jul-20**

Distance **0.61km**



4/84 Chute Street Mordialloc VIC 3195

2 1 1

Sold Price

\$545,000

Sold Date **12-Apr-20**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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