

## 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

1/56 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

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,250

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2020

to

31 Jan 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

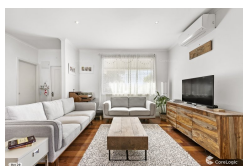
Date of sale

8A Barkly Street Mordialloc VIC 3195	\$850,000	03-Dec-20
6 Bloxsidge Lane Mordialloc VIC 3195	\$900,000	17-Oct-20
10B Chandler Street Parkdale VIC 3195	\$903,000	31-Oct-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: 12 February 2021



**8A Barkly Street Mordialloc VIC 3195**

 3  1  2

Sold Price

<sup>RS</sup> **\$850,000** Sold Date **03-Dec-20**

Distance **0.53km**



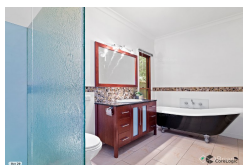
**6 Bloxside Lane Mordialloc VIC 3195**

 3  2  1

Sold Price

**\$900,000** Sold Date **17-Oct-20**

Distance **0.71km**



**10B Chandler Street Parkdale VIC 3195**

 2  1  2

Sold Price

**\$903,000** Sold Date **31-Oct-20**

Distance **1.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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