

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

1/4 KINGSTON 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2023

to

30 Apr 2024

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

4/12 MONACO STREET PARKDALE VIC 3195	\$975,000	17-Dec-23
2 PARANA STREET ASPENDALE VIC 3195	\$950,000	23-Jan-24
54A THIRD STREET PARKDALE VIC 3195	\$945,000	12-Dec-23

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: 31 May 2024



4/12 MONACO STREET PARKDALE VIC 3195 Sold Price **\$975,000** Sold Date **17-Dec-23**

 3  1  1

Distance **1.69km**



2 PARANA STREET ASPENDALE VIC 3195 Sold Price **\$950,000** Sold Date **23-Jan-24**

 3  1  2

Distance **1.92km**



54A THIRD STREET PARKDALE VIC 3195 Sold Price **\$945,000** Sold Date **12-Dec-23**

 3  1  1

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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