

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

1/7 KRONE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/9 MCDONALD STREET MORDIALLOC VIC 3195	\$650,000	08-Jun-23
2/5-7 COLLOCOTT STREET MORDIALLOC VIC 3195	\$707,500	16-Sep-23
6/41-43 BROWNFIELD STREET MORDIALLOC VIC 3195	\$696,000	20-May-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: 16 November 2023



**1/9 MCDONALD STREET
 MORDIALLOC VIC 3195**

 3  1  1

Sold Price **\$650,000** Sold Date **08-Jun-23**

Distance **0.3km**



**2/5-7 COLLOCOTT STREET
 MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$707,500** Sold Date **16-Sep-23**

Distance **0.19km**



**6/41-43 BROWNFIELD STREET
 MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$696,000** Sold Date **20-May-23**

Distance **0.98km**

RS = Recent sale UN = Undisclosed Sale

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