

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

11/148-150 WARREN ROAD 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

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Apr 2023

to

31 Mar 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

5/8 WOODS AVENUE MORDIALLOC VIC 3195	\$655,000	10-Feb-24
4/111 ALBERT STREET MORDIALLOC VIC 3195	\$697,500	25-Nov-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: 22 April 2024



**5/8 WOODS AVENUE
MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$655,000** Sold Date **10-Feb-24**

Distance **1.81km**



**4/111 ALBERT STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$697,500** Sold Date **25-Nov-23**

Distance **2.3km**

RS = Recent sale

UN = Undisclosed Sale

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