

# 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

12A Collocott 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)

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$1,010,000 Property Type Townhouse Suburb Mordialloc

Period - From 22/03/2023 to 21/03/2024 Source REIV

### 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 six 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	11 Mccaffery PI MORDIALLOC 3195	\$1,040,000	22/12/2023
2	3/204-205 Beach Rd MORDIALLOC 3195	\$1,015,000	09/12/2023
3	8/137 Mcdonald St MORDIALLOC 3195	\$995,000	20/11/2023

**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 six months.~~

This Statement of Information was prepared on:

22/03/2024 11:26

12A Collocott Street, Mordialloc Vic 3195



 4  2  1

**Property Type:** Townhouse (Res)

**Land Size:** 202 sqm approx

Agent Comments

**Indicative Selling Price**

\$980,000 - \$1,050,000

**Median Townhouse Price**

22/03/2023 - 21/03/2024: \$1,010,000

## Comparable Properties



**11 Mccaffery PI MORDIALLOC 3195 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** Townhouse (Res)



**3/204-205 Beach Rd MORDIALLOC 3195 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,015,000

**Method:** Private Sale

**Date:** 09/12/2023

**Property Type:** Townhouse (Single)



**8/137 Mcdonald St MORDIALLOC 3195 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$995,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** Townhouse (Single)

Account - Jellis Craig



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