## 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 17/538 Main Street, Mordialloc, VIC 3195				
ive selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price or range between \$830,000			.00	\$910,000
sale price				
n price \$706,750 Property type Unit		Suburb MORE	burb MORDIALLOC	
From 23/04/2023	to 22/04/2024	Source core_lo	gic	
Comparable property sales				
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.				
Address of comparable property				Date of sale
This Statement of Information was prepared on: 23/04/2024				
Single price  Single price  sale price  \$706,750  From 23/04/2023  rable property sale agent or agent's reported the property of the property	Property type to 22/04/2024  ales  presentative reasonably roperty for sale in the last perty	e between \$830,00  e Unit  Source core_lo  believes that fewer to six months.	Suburb MORE  rgic  han three comparab  Price	DIALLOC  Die properties were s  Date of sale

