

## 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

19/9-11 MANIKATO AVENUE MORDIALLOC VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Oct 2022

to

30 Sep 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

16/117A MCDONALD STREET MORDIALLOC VIC 3195	\$1,045,000	16-Jun-23
10 PIPING LANE MORDIALLOC VIC 3195	\$995,000	15-Apr-23
3/7 BARKLY STREET MORDIALLOC VIC 3195	\$1,005,000	10-Jun-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.~~

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**16/117A MCDONALD STREET  
MORDIALLOC VIC 3195**

3 2 2

Sold Price **\$1,045,000** Sold Date **16-Jun-23**

Distance **0.18km**



**10 PIPING LANE MORDIALLOC VIC  
3195**

3 3 2

Sold Price **\$995,000** Sold Date **15-Apr-23**

Distance **0.3km**



**3/7 BARKLY STREET MORDIALLOC  
VIC 3195**

3 2 1

Sold Price **\$1,005,000** Sold Date **10-Jun-23**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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