

## 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

2/21 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) (\*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 Sep 2022

to

31 Aug 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

1/10-16 CENTREWAY MORDIALLOC VIC 3195	\$700,000	06-Apr-23
7/212 BEACH ROAD MORDIALLOC VIC 3195	\$655,000	23-Sep-23
5/14-16 WARRIGAL ROAD PARKDALE VIC 3195	\$695,000	28-Mar-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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**1/10-16 CENTREWAY MORDIALLOC** Sold Price **\$700,000** Sold Date **06-Apr-23**  
**VIC 3195**

2 1 2

Distance **0.94km**



**7/212 BEACH ROAD MORDIALLOC** Sold Price <sup>RS</sup> **\$655,000** Sold Date **23-Sep-23**  
**VIC 3195**

2 1 1

Distance **0.95km**



**5/14-16 WARRIGAL ROAD** Sold Price **\$695,000** Sold Date **28-Mar-23**  
**PARKDALE VIC 3195**

2 1 1

Distance **1.95km**

RS = Recent sale      UN = Undisclosed Sale

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