

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

2/4 KINGSTON STREET 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2022

to

30 Jun 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

2/13 WARATAH AVENUE MORDIALLOC VIC 3195	\$950,000	01-Jul-23
9/114 WARREN ROAD MORDIALLOC VIC 3195	\$815,000	13-Mar-23
2/19 LABURNUM STREET PARKDALE VIC 3195	\$875,000	24-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.~~

This Statement of Information was prepared on: 07 July 2023



**2/13 WARATAH AVENUE
MORDIALLOC VIC 3195**

 3  2  1

Sold Price ^{RS} **\$950,000** Sold Date **01-Jul-23**

Distance **0.18km**



**9/114 WARREN ROAD
MORDIALLOC VIC 3195**

 3  1  2

Sold Price **\$815,000** Sold Date **13-Mar-23**

Distance **0.27km**



**2/19 LABURNUM STREET
PARKDALE VIC 3195**

 3  2  2

Sold Price ^{RS} **\$875,000** Sold Date **24-Jun-23**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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