

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

4 GALA SUPREME CLOSE 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

\$860,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2023

to

30 Apr 2024

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

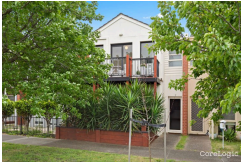
7 RECKLESS LANE MORDIALLOC VIC 3195	\$978,000	15-Nov-23
3/11 VERBENA STREET MORDIALLOC VIC 3195	\$875,000	07-Feb-24
2/50 WHITE STREET MORDIALLOC VIC 3195	\$835,000	03-Apr-24

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: 09 May 2024

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7 RECKLESS LANE MORDIALLOC VIC 3195

3 2 2

Sold Price **\$978,000** Sold Date **15-Nov-23**

Distance **0.23km**



3/11 VERBENA STREET MORDIALLOC VIC 3195

3 2 1

Sold Price **\$875,000** Sold Date **07-Feb-24**

Distance **1.24km**



2/50 WHITE STREET MORDIALLOC VIC 3195

2 2 1

Sold Price **\$835,000** Sold Date **07-Jul-21**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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