

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

46 WARREN ROAD 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

\$1,240,000

&

\$1,360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Aug 2022

to

31 Jul 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

10A CHUTE STREET MORDIALLOC VIC 3195	\$1,450,000	29-Apr-23
1/21 COLLOCOTT STREET MORDIALLOC VIC 3195	\$1,220,000	26-Jul-23
12 HUTCHINS CLOSE MORDIALLOC VIC 3195	\$1,210,000	27-May-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: 31 August 2023



**10A CHUTE STREET MORDIALLOC
VIC 3195**

4 2 2

Sold Price

^{RS} **\$1,450,000**

Sold Date

29-Apr-23

Distance

1.38km



**1/21 COLLOCOTT STREET
MORDIALLOC VIC 3195**

4 2 3

Sold Price

^{RS} **\$1,220,000**

Sold Date

26-Jul-23

Distance

0.45km



**12 HUTCHINS CLOSE MORDIALLOC
VIC 3195**

4 2 2

Sold Price

\$1,210,000

Sold Date

27-May-23

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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