

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 5/17 Collocott Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$890,000 & \$950,000

Median sale price

Median price \$706,000 Property Type Unit Suburb Mordialloc

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 six 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	2/8 Hawke St PARKDALE 3195	\$943,000	14/05/2024
2	33a Warren Rd PARKDALE 3195	\$940,000	01/06/2024
3	2/92 Chute St MORDIALLOC 3195	\$917,500	27/02/2024

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 six months.~~

This Statement of Information was prepared on: 25/06/2024 12:57

5/17 Collocott Street, Mordialloc Vic 3195

Amanda Harrison
03 9585 5667
0402 128 801
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 3  2  2

Property Type: Townhouse (Res)
Land Size: 186 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median Unit Price
Year ending March 2024: \$706,000

Comparable Properties



2/8 Hawke St PARKDALE 3195 (REI)

Agent Comments

 3  2  2

Price: \$943,000
Method: Private Sale
Date: 14/05/2024
Property Type: House



33a Warren Rd PARKDALE 3195 (REI)

Agent Comments

 3  1  2

Price: \$940,000
Method: Sold Before Auction
Date: 01/06/2024
Property Type: Townhouse (Single)
Land Size: 445 sqm approx



2/92 Chute St MORDIALLOC 3195 (REI/VG)

Agent Comments

 3  2  2

Price: \$917,500
Method: Private Sale
Date: 27/02/2024
Property Type: Unit

Account - Jellis Craig



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