

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

62 KOKODA PLACE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2023

to

29 Feb 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

4/111 ALBERT STREET MORDIALLOC VIC 3195	\$697,500	25-Nov-23
17/167 BEACH ROAD PARKDALE VIC 3195	\$690,000	18-Dec-23
4/25 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$780,700	25-Jan-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: 01 March 2024



**4/111 ALBERT STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$697,500** Sold Date **25-Nov-23**

Distance **0.18km**



**17/167 BEACH ROAD PARKDALE
VIC 3195**

 2  1  1

Sold Price **\$690,000** Sold Date **18-Dec-23**

Distance **1.3km**



**4/25 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 2  2  2

Sold Price ^{RS} **\$780,700** ^{UN} Sold Date **25-Jan-24**

Distance **1.6km**

RS = Recent sale **UN** = Undisclosed Sale

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