

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

7/212 BEACH 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

\$550,000

&

\$580,000

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

10/214 BEACH ROAD MORDIALLOC VIC 3195	\$540,000	22-Mar-23
6/174 BEACH ROAD PARKDALE VIC 3195	\$665,000	26-Aug-23

OR

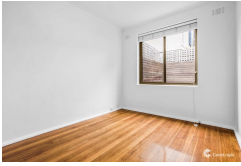
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 August 2023

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**10/214 BEACH ROAD MORDIALLOC** Sold Price**\$540,000**Sold Date **22-Mar-23****VIC 3195**

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Distance **0.06km****6/174 BEACH ROAD PARKDALE** Sold Price

Sold Price

^{RS} **\$665,000** ^{UN}Sold Date **26-Aug-23****VIC 3195**

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Distance **0.83km****RS** = Recent sale**UN** = Undisclosed Sale

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