

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

9/17 COLLOCOTT STREET 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jan 2023

to

31 Dec 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

19/9-11 MANIKATO AVENUE MORDIALLOC VIC 3195	\$1,090,000	13-Oct-23
1/92 LOWER DANDENONG ROAD PARKDALE VIC 3195	\$1,145,000	22-Dec-23
26 KOKODA PLACE MORDIALLOC VIC 3195	\$1,010,000	30-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.

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**19/9-11 MANIKATO AVENUE
MORDIALLOC VIC 3195**

3 2 2

Sold Price **\$1,090,000** Sold Date **13-Oct-23**

Distance **0.53km**



**1/92 LOWER DANDENONG ROAD
PARKDALE VIC 3195**

4 2 2

Sold Price ^{RS} **\$1,145,000** Sold Date **22-Dec-23**

Distance **1.9km**



**26 KOKODA PLACE MORDIALLOC
VIC 3195**

3 2 2

Sold Price **\$1,010,000** Sold Date **30-Aug-23**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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