

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

4/76 Albert 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,999

Property type

Unit

Suburb

Mordialloc

Period-from

01 Aug 2020

to

31 Jul 2021

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

Address of comparable property	Price	Date of sale
35/538 Main Street Mordialloc VIC 3195	\$790,000	23-May-21

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: 26 August 2021

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35/538 Main Street Mordialloc VIC 3195 Sold Price **\$790,000** Sold Date **23-May-21**

 2  2  1

Distance **0.37km**

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

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