

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

2/21 Belle Crescent 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

\$990,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2020

to

28 Feb 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

2/17 Belle Crescent Mordialloc VIC 3195	\$1,068,000	13-Mar-21
2/61 White Street Parkdale VIC 3195	\$1,000,000	12-Mar-21
33 Robert Street Parkdale VIC 3195	\$1,045,000	18-Nov-20

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: 16 March 2021



2/17 Belle Crescent Mordialloc VIC 3195 Sold Price ^{RS} **\$1,068,000** Sold Date **13-Mar-21**
 Distance **0.04km**
 3 beds 2 bathrooms 2 cars



2/61 White Street Parkdale VIC 3195 Sold Price ^{RS} **\$1,000,000** Sold Date **12-Mar-21**
 Distance **0.71km**
 3 beds 2 bathrooms 2 cars



33 Robert Street Parkdale VIC 3195 Sold Price ^{RS} **\$1,045,000** ^{UN} Sold Date **18-Nov-20**
 Distance **1.22km**
 3 beds 2 bathrooms 2 cars

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

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