

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

4/114 WARREN 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2022

to

30 Jun 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

4/33-35 BROWNFIELD STREET MORDIALLOC VIC 3195	\$625,000	22-Jan-23
6/41-43 BROWNFIELD STREET MORDIALLOC VIC 3195	\$696,000	20-May-23
5/4-6 MORRIS STREET PARKDALE VIC 3195	\$665,000	09-Dec-22

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: 27 July 2023



**4/33-35 BROWNFIELD STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

\$625,000

Sold Date

22-Jan-23

Distance

0.39km



**6/41-43 BROWNFIELD STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

^{RS} **\$696,000**

Sold Date

20-May-23

Distance

0.36km



**5/4-6 MORRIS STREET PARKDALE
VIC 3195**

 2  1  1

Sold Price

\$665,000

Sold Date

09-Dec-22

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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