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	8 KOKODA PLACE 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	$940,000	&	$1,034,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Mordialloc
Period-from	01 Mar 2024	to	28 Feb 2025	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
3/44 LAURA STREET ASPENDALE VIC 3195	$1,050,000	15-Mar-25
21 MCCAFFERY PLACE MORDIALLOC VIC 3195	$1,060,000	17-Dec-24

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: 25 March 2025

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3/44 LAURA STREET ASPENDALE VIC 3195

3 2 2

Sold Price RS $1,050,000 Sold Date 15-Mar-25

Distance 1.82km



21 MCCAFFERY PLACE MORDIALLOC VIC 3195

4 2 2

Sold Price $1,060,000 Sold Date 17-Dec-24

Distance 1.06km

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

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