

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

10/123 MCDONALD 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jun 2022

to

31 May 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

2/44 CEDRIC STREET MORDIALLOC VIC 3195

\$395,000

02-Mar-23

206/55 BARKLY STREET MORDIALLOC VIC 3195

\$410,000

27-Apr-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.

This Statement of Information was prepared on: 24 June 2023


**2/44 CEDRIC STREET
MORDIALLOC VIC 3195**
 2  1  -

Sold Price

\$395,000

Sold Date

02-Mar-23

Distance

0.44km

**206/55 BARKLY STREET
MORDIALLOC VIC 3195**
 1  1  1

Sold Price

^{RS} **\$410,000**

Sold Date

27-Apr-23

Distance

0.95km
RS = Recent sale

UN = Undisclosed Sale

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