

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

109/131 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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2023

to

31 Jan 2024

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

12/121 MCDONALD STREET MORDIALLOC VIC 3195	\$386,000	22-Jan-24
1/131 MCDONALD STREET MORDIALLOC VIC 3195	\$410,000	12-Sep-23
13/121 MCDONALD STREET MORDIALLOC VIC 3195	\$380,000	29-Jan-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: 20 February 2024



**12/121 MCDONALD STREET
MORDIALLOC VIC 3195**

 1  1  1

Sold Price

^{RS} **\$386,000** Sold Date **22-Jan-24**

Distance **0.09km**



**1/131 MCDONALD STREET
MORDIALLOC VIC 3195**

 1  1  1

Sold Price

\$410,000 Sold Date **12-Sep-23**

Distance **0.03km**



**13/121 MCDONALD STREET
MORDIALLOC VIC 3195**

 1  1  1

Sold Price

^{RS} **\$380,000** ^{UN} Sold Date **29-Jan-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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