

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

201/131 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2023

to

31 Aug 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

G2/71 BARKLY STREET MORDIALLOC VIC 3195	\$450,000	04-Apr-24
101/5 BEAR STREET MORDIALLOC VIC 3195	\$465,000	26-Aug-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.

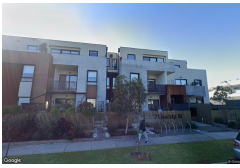
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**G2/71 BARKLY STREET
MORDIALLOC VIC 3195** 2  1  -

Sold Price

\$450,000 Sold Date **04-Apr-24**

Distance

1.04km**101/5 BEAR STREET MORDIALLOC
VIC 3195** 2  1  1

Sold Price

^{RS} **\$465,000** Sold Date **26-Aug-24**

Distance

1.15km**RS** = Recent sale**UN** = Undisclosed Sale

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