

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

2/5 Bear Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$430,000

Median sale price

Median price

\$696,000

Property Type

Unit

Suburb

Mordialloc

Period - From

18/08/2022

to

17/08/2023

Source

REIV

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 six 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
1	109/119 McDonald St MORDIALLOC 3195	\$480,000	17/05/2023
2	6/123 McDonald St MORDIALLOC 3195	\$452,000	21/03/2023
3	108/131 McDonald St MORDIALLOC 3195	\$449,000	27/02/2023

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 six months.~~

This Statement of Information was prepared on:

18/08/2023 14:53



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000

Median Unit Price

18/08/2022 - 17/08/2023: \$696,000

Comparable Properties

109/119 McDonald St MORDIALLOC 3195 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$480,000

Method: Private Sale

Date: 17/05/2023

Property Type: Unit



6/123 McDonald St MORDIALLOC 3195 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$452,000

Method: Private Sale

Date: 21/03/2023

Property Type: Apartment



108/131 McDonald St MORDIALLOC 3195 (VG)

Agent Comments

 2
  -
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Price: \$449,000

Method: Sale

Date: 27/02/2023

Property Type: Flat/Unit/Apartment (Res)