

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

2/49 McKay 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/21 Belle Crescent Mordialloc VIC 3195	\$995,000	28-Apr-21
1/54 White Street Mordialloc VIC 3195	\$1,050,000	04-Oct-21
4/102 Chute Street Mordialloc VIC 3195	\$985,000	03-Sep-21

OR

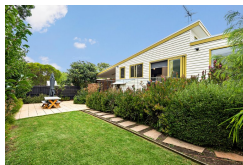
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 October 2021

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



2/21 Belle Crescent Mordialloc VIC 3195

Sold Price

\$995,000

Sold Date

28-Apr-21

 3

 2

 2

Distance

0.27km



1/54 White Street Mordialloc VIC 3195

Sold Price

^{RS} **\$1,050,000** ^{UN}

Sold Date

04-Oct-21

 3

 2

 2

Distance

0.51km



4/102 Chute Street Mordialloc VIC 3195

Sold Price

^{RS} **\$985,000**

Sold Date

03-Sep-21

 3

 2

 2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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