

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

1/29 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,250

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2019

to

29 Feb 2020

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

1/5 Pine Crescent Aspendale VIC 3195	\$850,000	16-Nov-19
5 Eulinga Avenue Aspendale VIC 3195	\$800,000	14-Oct-19
1/192 Como Parade West Parkdale VIC 3195	\$785,000	09-Nov-19

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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1/5 Pine Crescent Aspendale VIC 3195

3 1 2

Sold Price

\$850,000

Sold Date

16-Nov-19

Distance

1.14km



5 Eulinga Avenue Aspendale VIC 3195

3 1 1

Sold Price

\$800,000

Sold Date

14-Oct-19

Distance

1.51km



1/192 Como Parade West Parkdale VIC 3195

3 1 2

Sold Price

\$785,000

Sold Date

09-Nov-19

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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