

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

206/131 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2021

to

31 Jan 2022

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

105/90 White Street Mordialloc VIC 3195	\$462,500	07-Sep-21
204/131 McDonald Street Mordialloc VIC 3195	\$525,000	10-Dec-21
204/119 McDonald Street Mordialloc VIC 3195	\$530,000	25-Sep-21

OR

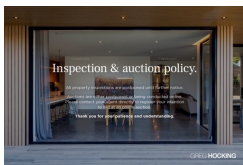
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 February 2022

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	105/90 White Street Mordialloc VIC 3195  2  1  1	Sold Price \$462,500 Sold Date 07-Sep-21 Distance 0.2km
	204/131 McDonald Street Mordialloc VIC 3195  2  1  1	Sold Price \$525,000 Sold Date 10-Dec-21 Distance -
	204/119 McDonald Street Mordialloc VIC 3195  2  1  1	Sold Price \$530,000 Sold Date 25-Sep-21 Distance 0.12km

RS = Recent sale

UN = Undisclosed Sale

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