

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

12/121 Mcdonald Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$365,000 & \$400,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Mordialloc

Period - From 18/11/2022 to 17/11/2023 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	10/123 Mcdonald St MORDIALLOC 3195	\$415,000	08/07/2023
2	1/131 Mcdonald St MORDIALLOC 3195	\$410,000	12/09/2023
3	3/500 Main St MORDIALLOC 3195	\$360,000	26/07/2023

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:

18/11/2023 19:42



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$365,000 - \$400,000

Median Unit Price

18/11/2022 - 17/11/2023: \$705,000

Comparable Properties



10/123 Mcdonald St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 08/07/2023

Property Type: Apartment



1/131 Mcdonald St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 12/09/2023

Property Type: Apartment



3/500 Main St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$360,000

Method: Sold Before Auction

Date: 26/07/2023

Property Type: Unit