

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

205/90 WHITE 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

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

104/119 MCDONALD STREET MORDIALLOC VIC 3195	505000	08-Mar-22
8/119 MCDONALD STREET MORDIALLOC VIC 3195	495500	21-Jun-22
206/131 MCDONALD STREET MORDIALLOC VIC 3195	490000	28-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 July 2022

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**104/119 MCDONALD STREET
MORDIALLOC VIC 3195**

2 1 1

Sold Price **505000** Sold Date **08-Mar-22**

Distance **0.09km**



**8/119 MCDONALD STREET
MORDIALLOC VIC 3195**

2 1 1

Sold Price ^{RS} **495500** Sold Date **21-Jun-22**

Distance **0.09km**



**206/131 MCDONALD STREET
MORDIALLOC VIC 3195**

2 1 1

Sold Price **490000** Sold Date **28-Mar-22**

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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