

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

8/137 Mcdonald Street, Mordialloc Vic 3195

Indicative selling price

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

Single price

\$998,000

Median sale price

Median price

\$973,000

Property Type

Townhouse

Suburb

Mordialloc

Period - From

16/11/2022

to

15/11/2023

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	16/117a Mcdonald St MORDIALLOC 3195	\$1,050,000	16/06/2023
2	6/39 Brownfield St MORDIALLOC 3195	\$1,010,000	26/08/2023
3	3/7 Barkly St MORDIALLOC 3195	\$1,005,000	10/06/2023

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:

16/11/2023 14:42



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$998,000

Median Townhouse Price

16/11/2022 - 15/11/2023: \$973,000

Comparable Properties



16/117a Mcdonald St MORDIALLOC 3195 (REI) Agent Comments

 3  2  2

Price: \$1,050,000

Method: Private Sale

Date: 16/06/2023

Property Type: Townhouse (Single)



6/39 Brownfield St MORDIALLOC 3195 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,010,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



3/7 Barkly St MORDIALLOC 3195 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,005,000

Method: Auction Sale

Date: 10/06/2023

Property Type: Townhouse (Res)