

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

21 MCCAFFERY PLACE 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

\$1,000,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Dec 2023

to

30 Nov 2024

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

2/117A MCDONALD STREET MORDIALLOC VIC 3195	990000	16-Oct-24
9/115-117 MCDONALD STREET MORDIALLOC VIC 3195	975000	09-Nov-24
12 MANIKATO AVENUE MORDIALLOC VIC 3195	1060000	16-Jun-24

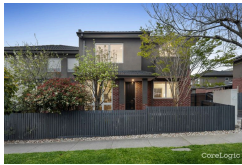
OR

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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**2/117A MCDONALD STREET
MORDIALLOC VIC 3195**

3 2 2

Sold Price

^{RS} **990000** ^{UN}

Sold Date **16-Oct-24**

Distance **0.14km**



**9/115-117 MCDONALD STREET
MORDIALLOC VIC 3195**

3 2 1

Sold Price

^{RS} **975000**

Sold Date **09-Nov-24**

Distance **0.11km**



**12 MANIKATO AVENUE
MORDIALLOC VIC 3195**

4 3 2

Sold Price

1060000

Sold Date **16-Jun-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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