

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

6/123 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2022

to

28 Feb 2023

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

106/125 MCDONALD STREET MORDIALLOC VIC 3195	\$485,000	03-Sep-22
106/90 WHITE STREET MORDIALLOC VIC 3195	\$430,000	26-Jan-23
207/90 WHITE STREET MORDIALLOC VIC 3195	\$565,000	14-Oct-22

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: 02 February 2023


**106/125 MCDONALD STREET
MORDIALLOC VIC 3195**

 2
  1
  1

Sold Price

\$485,000

Sold Date **03-Sep-22**

Distance **0.02km**

**106/90 WHITE STREET
MORDIALLOC VIC 3195**

 2
  1
  1

Sold Price

^{RS} **\$430,000**

Sold Date **26-Jan-23**

Distance **0.14km**

**207/90 WHITE STREET
MORDIALLOC VIC 3195**

 2
  1
  1

Sold Price

\$565,000

Sold Date **14-Oct-22**

Distance **0.14km**
RS = Recent sale

UN = Undisclosed Sale

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