

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 4/119 Mcdonald Street, Mordialloc Vic 3195

Indicative selling price

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

Single price \$479,000

Median sale price

Median price \$660,000 House Unit X Suburb Mordialloc

Period - From 01/04/2017 to 31/03/2018 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	3/168 Lower Dandenong Rd PARKDALE 3195	\$545,000	05/03/2018
2	26/67-71 Barkly St MORDIALLOC 3195	\$545,000	08/12/2017
3	1/1 White St PARKDALE 3195	\$472,000	18/01/2018

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.

4/119 Mcdonald Street, Mordialloc Vic 3195

hockingstuart

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Indicative Selling Price

\$479,000

Median Unit Price

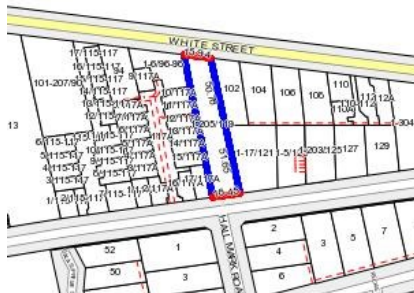
Year ending March 2018: \$660,000

 2  1  1

Rooms:

Property Type: Apartment

Agent Comments



Comparable Properties



3/168 Lower Dandenong Rd PARKDALE 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 05/03/2018

Rooms: -

Property Type: Unit



26/67-71 Barkly St MORDIALLOC 3195 (REI)

Agent Comments

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 08/12/2017

Rooms: -

Property Type: Apartment



1/1 White St PARKDALE 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$472,000

Method: Private Sale

Date: 18/01/2018

Rooms: -

Property Type: Apartment