Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	15 Mccaffery Place, Mordialloc Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$1,017,000	Pro	pperty Type To	ownhouse		Suburb	Mordialloc
Period - From 22/05/2023	to	21/05/2024	So	ource	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

1	11 Mccaffery Pl MORDIALLOC 3195	\$1,040,000	22/12/2023
2	2/163 Lower Dandenong Rd MENTONE 3194	\$1,035,000	27/04/2024
3	3/4 Kingston St MORDIALLOC 3195	\$1,030,000	10/04/2024

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:	22/05/2024 19:28



Date of sale





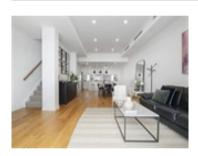


Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price \$1,050,000 **Median Townhouse Price** 22/05/2023 - 21/05/2024: \$1,017,000

Comparable Properties



11 Mccaffery PI MORDIALLOC 3195 (REI/VG)

Price: \$1,040,000 Method: Private Sale Date: 22/12/2023

Property Type: Townhouse (Res)

2/163 Lower Dandenong Rd MENTONE 3194

(REI)

Price: \$1,035,000 Method: Auction Sale Date: 27/04/2024

Property Type: Townhouse (Res)

Agent Comments

Agent Comments









Price: \$1,030,000 Method: Private Sale Date: 10/04/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9586 0500



