

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

15 Mccaffery Place, Mordialloc Vic 3195

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

Property Type

Townhouse

Suburb

Mordialloc

Period - From

22/05/2023

to

21/05/2024

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	11 Mccaffery PI 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



 4  3  2

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)

Agent Comments

 4  3  2

Price: \$1,040,000

Method: Private Sale

Date: 22/12/2023

Property Type: Townhouse (Res)



2/163 Lower Dandenong Rd MENTONE 3194 (REI)

Agent Comments

 3  2  2

Price: \$1,035,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)



3/4 Kingston St MORDIALLOC 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,030,000

Method: Private Sale

Date: 10/04/2024

Property Type: Townhouse (Single)