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	304/131 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	$525,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	Property type	Unit	Suburb	Mordialloc
Period-from	01 Jul 2021	to	30 Jun 2022	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
8/119 MCDONALD STREET MORDIALLOC VIC 3195	$495,500	21-Jun-22
104/119 MCDONALD STREET MORDIALLOC VIC 3195	$505,000	08-Mar-22
3/89 ALBERT STREET MORDIALLOC VIC 3195	$500,000	29-Jan-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: 29 July 2022

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8/119 MCDONALD STREET MORDIALLOC VIC 3195

2 1 1

Sold Price **$495,500** Sold Date **21-Jun-22**

Distance **0.12km**

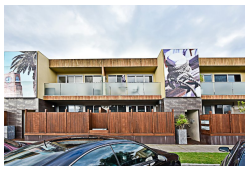


104/119 MCDONALD STREET MORDIALLOC VIC 3195

2 1 1

Sold Price **$505,000** Sold Date **08-Mar-22**

Distance **0.12km**



3/89 ALBERT STREET MORDIALLOC VIC 3195

2 1 1

Sold Price **$500,000** Sold Date **29-Jan-22**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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