

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

104/119 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2021

to

31 Jan 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

204/119 McDonald Street Mordialloc VIC 3195	\$530,000	25-Sep-21
105/90 White Street Mordialloc VIC 3195	\$462,500	07-Sep-21
307/81 Warrigal Road Mentone VIC 3194	\$500,000	07-Feb-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: 28 February 2022



**204/119 McDonald Street
Mordialloc VIC 3195**

Sold Price **\$530,000** Sold Date **25-Sep-21**

 2  1  1

Distance **-**



105/90 White Street Mordialloc VIC 3195

Sold Price **\$462,500** Sold Date **07-Sep-21**

 2  1  1

Distance **0.09km**



307/81 Warrigal Road Mentone VIC 3194

Sold Price ^{RS} **\$500,000** Sold Date **07-Feb-22**

 2  1  1

Distance **3.11km**

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

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