

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

203/131 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

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

*House

*Unit

X

Suburb

Mordialloc

Period-from

01 Jul 2018

to

30 Jun 2019

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

5/96-98 White Street Mordialloc VIC 3195	\$415,000	21-Jun-19
104/55 Barkly Street Mordialloc VIC 3195	\$535,000	26-Feb-19

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.

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**5/96-98 White Street Mordialloc
VIC 3195**

 2  1  1

Sold Price

\$415,000

Sold Date

21-Jun-19

Distance

0.16km



104/55 Barkly Street Mordialloc VIC 3195

 2  1  1

Sold Price

\$535,000

Sold Date

26-Feb-19

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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