

# 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 2/131 Mcdonald Street, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$385,000

### Median sale price

Median price \$730,000 Property Type Unit Suburb Mordialloc

Period - From 01/05/2023 to 30/04/2024 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	12/121 Mcdonald St MORDIALLOC 3195	\$386,000	22/01/2024
2	13/121 Mcdonald St MORDIALLOC 3195	\$380,000	29/01/2024
3	109/131 Mcdonald St MORDIALLOC 3195	\$364,000	08/04/2024

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: 01/05/2024 11:36



 1    1    1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$350,000 - \$385,000

**Median Unit Price**

01/05/2023 - 30/04/2024: \$730,000

## Comparable Properties



**12/121 Mcdonald St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$386,000

**Method:** Private Sale

**Date:** 22/01/2024

**Property Type:** Apartment



**13/121 Mcdonald St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 29/01/2024

**Property Type:** Apartment



**109/131 Mcdonald St MORDIALLOC 3195 (REI)** **Agent Comments**

 1    1    1

**Price:** \$364,000

**Method:** Private Sale

**Date:** 08/04/2024

**Property Type:** Unit

**Account - Barry Plant | P: 03 9586 0500**