

## 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

13 MCCAFFERY PLACE MORDIALLOC VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,039,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2024

to

30 Apr 2025

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

4 MANIKATO AVENUE MORDIALLOC VIC 3195	\$1,085,000	11-Apr-25
21 MCCAFFERY PLACE MORDIALLOC VIC 3195	\$1,060,000	17-Dec-24

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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**4 MANIKATO AVENUE  
MORDIALLOC VIC 3195**

4 3 2

Sold Price <sup>RS</sup> **\$1,085,000** Sold Date **11-Apr-25**

Distance **0km**



**21 MCCAFFERY PLACE  
MORDIALLOC VIC 3195**

4 2 2

Sold Price **\$1,060,000** Sold Date **17-Dec-24**

Distance **0km**

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

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