

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

4/131 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2024

to

31 Jan 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

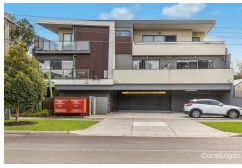
Date of sale

105/131 MCDONALD STREET MORDIALLOC VIC 3195	\$350,000	26-Sep-24
5/6 BEAR STREET MORDIALLOC VIC 3195	\$435,000	19-Dec-24
105/422 NEPEAN HIGHWAY PARKDALE VIC 3195	\$460,000	20-Jan-25

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: 19 February 2025



105/131 MCDONALD STREET MORDIALLOC VIC 3195

 1
  1
  1

Sold Price **\$350,000** Sold Date **26-Sep-24**

Distance **0km**



5/6 BEAR STREET MORDIALLOC VIC 3195

 1
  1
  1

Sold Price **\$435,000** Sold Date **19-Dec-24**

Distance **1.14km**



105/422 NEPEAN HIGHWAY PARKDALE VIC 3195

 1
  1
  1

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **20-Jan-25**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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