

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

13/121 Mcdonald Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000 & \$390,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Mordialloc

Period - From 01/10/2022 to 30/09/2023 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 | 13/121 Mcdonald St MORDIALLOC 3195 | \$345,000 | 01/03/2010 |
| 2 | | | |
| 3 | | | |

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:

22/11/2023 15:09



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$390,000

Median Unit Price

Year ending September 2023: \$700,000

Comparable Properties

13/121 Mcdonald St MORDIALLOC 3195 (VG)

Agent Comments

- - -

Price: \$345,000

Method: Sale

Date: 01/03/2010

Property Type: Retirement Village Individual Flat/Unit

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.

Account - Bayview RE Mordialloc | P: 03 95809333 | F: 95806011



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