

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

15 Mccaffery Place, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,306,250

Property Type

House

Suburb

Mordialloc

Period - From

01/04/2023

to

31/03/2024

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 Manikato Av MORDIALLOC 3195	\$1,040,000	30/03/2024
2	11 Mccaffery PI MORDIALLOC 3195	\$1,040,000	22/12/2023
3	9/17 Collocott St MORDIALLOC 3195	\$1,000,000	03/04/2024

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:

28/04/2024 18:52



 4  3  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2024: \$1,306,250

Comparable Properties



12 Manikato Av MORDIALLOC 3195 (REI)

Agent Comments

 4  3  2

Price: \$1,040,000

Method: Sold Before Auction

Date: 30/03/2024

Property Type: Townhouse (Res)



11 Mccaffery PI MORDIALLOC 3195 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,040,000

Method: Private Sale

Date: 22/12/2023

Property Type: Townhouse (Res)



9/17 Collocott St MORDIALLOC 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000

Method: Private Sale

Date: 03/04/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9586 0500