Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/131 Mcdonald Street, Mordialloc Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$360,000		&		\$395,000			
Median sale p	rice							
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Mordialloc
Period - From	08/02/2023	to	07/02/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/131 Mcdonald St MORDIALLOC 3195	\$410,000	12/09/2023
2	12/121 Mcdonald St MORDIALLOC 3195	\$386,000	22/01/2024
3	13/121 Mcdonald St MORDIALLOC 3195	\$380,000	29/01/2024

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:

08/02/2024 18:01



2/131 Mcdonald Street, Mordialloc Vic 3195







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$360,000 - \$395,000 Median Unit Price 08/02/2023 - 07/02/2024: \$710,000

Comparable Properties



(REI/VG) 1 1 1 1 1

1/131 Mcdonald St MORDIALLOC 3195

Price: \$410,000 Method: Private Sale Date: 12/09/2023 Property Type: Apartment Agent Comments



12/121 Mcdonald St MORDIALLOC 3195 (REI) Agent Comments



Price: \$386,000 Method: Private Sale Date: 22/01/2024 Property Type: Apartment



13/121 Mcdonald St MORDIALLOC 3195 (REI) Agent Comments



Price: \$380,000 Method: Private Sale Date: 29/01/2024 Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500



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