

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 3/115-117 Mcdonald Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$860,000 & \$900,000

Median sale price

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

Period - From 02/11/2022 to 01/11/2023 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	3/16 Clare St PARKDALE 3195	\$895,000	19/08/2023
2	2/19 Laburnum St PARKDALE 3195	\$875,000	24/06/2023
3	96a Mcdonald St MORDIALLOC 3195	\$850,000	27/09/2023

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: 02/11/2023 16:43



3 2 1

Rooms: 4
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$860,000 - \$900,000
Median Unit Price
02/11/2022 - 01/11/2023: \$700,000

Comparable Properties



3/16 Clare St PARKDALE 3195 (VG)

Agent Comments

3 - -

Price: \$895,000
Method: Sale
Date: 19/08/2023
Property Type: Flat/Unit/Apartment (Res)



2/19 Laburnum St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$875,000
Method: Private Sale
Date: 24/06/2023
Property Type: Townhouse (Single)



96a Mcdonald St MORDIALLOC 3195 (REI)

Agent Comments

4 2 2

Price: \$850,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 451 sqm approx

Account - Barry Plant | P: 03 9586 0500