

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

3/91-93 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

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2022

to

30 Jun 2023

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

7/47-49 BEAR STREET MORDIALLOC VIC 3195	\$660,000	31-Jan-23
32/18 ROBERTSON PARADE ASPENDALE VIC 3195	\$687,500	10-Mar-23
3/27 HERALD STREET CHELTENHAM VIC 3192	\$670,000	06-Apr-23

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: 22 July 2023



**7/47-49 BEAR STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$660,000** Sold Date **31-Jan-23**

Distance **0.29km**



**32/18 ROBERTSON PARADE
ASPENDALE VIC 3195**

 2  1  1

Sold Price **\$687,500** Sold Date **10-Mar-23**

Distance **2.79km**



**3/27 HERALD STREET
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$670,000** Sold Date **06-Apr-23**

Distance **4.67km**

RS = Recent sale UN = Undisclosed Sale

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