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	4/131 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	$395,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Mordialloc
Period-from	01 Feb 2024	to	31 Jan 2025	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.

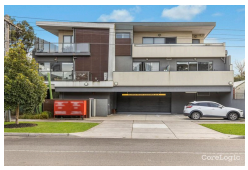
Address of comparable property	Price	Date of sale
105/131 MCDONALD STREET MORDIALLOC VIC 3195	$350,000	26-Sep-24
5/6 BEAR STREET MORDIALLOC VIC 3195	$435,000	19-Dec-24
105/422 NEPEAN HIGHWAY PARKDALE VIC 3195	$460,000	20-Jan-25

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: 19 February 2025

Matthew Marshall
M 0417322408
E matthew.marshall@belleproperty.com



105/131 MCDONALD STREET MORDIALLOC VIC 3195

1 1 1

Sold Price **$350,000** Sold Date **26-Sep-24**

Distance **0km**



5/6 BEAR STREET MORDIALLOC VIC 3195

1 1 1

Sold Price **$435,000** Sold Date **19-Dec-24**

Distance **1.14km**



105/422 NEPEAN HIGHWAY PARKDALE VIC 3195

1 1 1

Sold Price RS **$460,000** UN Sold Date **20-Jan-25**

Distance **1.55km**

RS = Recent sale **UN** = Undisclosed Sale

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