## Statement of Information

## Single residential property located in the Melbourne metropolitan area

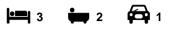
## Section 47AF of the Estate Agents Act 1980

Property offered for sale												
Address Including suburb and postcode			135e Mcdonald Street, Mordialloc Vic 3195									
ndicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range	Range between \$795,000				&	\$850,000						
Median sale price												
Media	Median price \$1,380,000 F			Pr	operty Type	e		Suburb	Mordialloc			
Perioc	Period - From 01/07/2024 to		to	30/06/2025		Sc	ource	REIV				
Comparable property sales (*Delete A or B below as applicable)												
<b>A*</b>	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									Pı	rice	Date of sale	
1												
2												
3												
OR									·			
В*	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.											
			Thic St	atam	ent of Inform	nation	was nren	ared	on:	16/07/00	10F 00:00	









Property Type: Townhouse

(Single)

**Agent Comments** 

Indicative Selling Price \$795,000 - \$850,000 Median House Price Year ending June 2025: \$1,380,000

## Comparable Properties

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



