

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

3/7 BARKLY 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

\$900,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2022

to

30 Apr 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

2/11 BARKLY STREET MORDIALLOC VIC 3195	\$975,000	05-Jan-23
1/20 BARKLY STREET MORDIALLOC VIC 3195	\$950,000	06-Dec-22
1/10 MELROSE STREET MORDIALLOC VIC 3195	\$973,000	17-Mar-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: 17 May 2023



**2/11 BARKLY STREET
MORDIALLOC VIC 3195**

 3  2  2

Sold Price

\$975,000

Sold Date

05-Jan-23

Distance

0.03km



**1/20 BARKLY STREET
MORDIALLOC VIC 3195**

 3  2  2

Sold Price

\$950,000

Sold Date

06-Dec-22

Distance

0.13km



**1/10 MELROSE STREET
MORDIALLOC VIC 3195**

 3  2  2

Sold Price

^{RS} **\$973,000**

Sold Date

17-Mar-23

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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