

## 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

6/55-57 Barkly Street Mordialloc VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

~~Single Price~~

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Apr 2019

to

31 Mar 2020

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

104/55 Barkly Street Mordialloc VIC 3195	\$535,000	26-Feb-19
106/55 Barkly Street Mordialloc VIC 3195	\$525,000	11-Jul-19
1/81 Barkly Street Mordialloc VIC 3195	\$540,000	30-Aug-19

OR

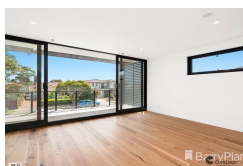
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 21 April 2020

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**104/55 Barkly Street Mordialloc VIC 3195**

Sold Price

**\$535,000**

Sold Date

**26-Feb-19**

 2

 1

 1

Distance

**0.02km**



**106/55 Barkly Street Mordialloc VIC 3195**

Sold Price

**\$525,000**

Sold Date

**11-Jul-19**

 2

 1

 1

Distance

**0.02km**



**1/81 Barkly Street Mordialloc VIC 3195**

Sold Price

**\$540,000**

Sold Date

**30-Aug-19**

 2

 1

 1

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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