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	3/9 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	$1,070,000	&	$1,130,000

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
4/9 BARKLY STREET MORDIALLOC VIC 3195	$1,220,000	12-Nov-22
2/462 COMO PARADE WEST MORDIALLOC VIC 3195	$991,000	10-May-22
3/183 BEACH ROAD MORDIALLOC VIC 3195	$1,051,150	19-Oct-22

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: 08 May 2023

CONSUMER AFFAIRS VICTORIA

BarryPlant

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4/9 BARKLY STREET MORDIALLOC VIC 3195 Sold Price **$1,220,000** Sold Date **12-Nov-22**

3 2 2 Distance **0.01km**

2/462 COMO PARADE WEST MORDIALLOC VIC 3195 Sold Price **$991,000** Sold Date **10-May-22**

3 2 1 Distance **0.47km**

3/183 BEACH ROAD MORDIALLOC VIC 3195 Sold Price **$1,051,150** Sold Date **19-Oct-22**

1 2 1 Distance **0.78km**

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

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