

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

2/9 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
34B BARKLY STREET MORDIALLOC VIC 3195	\$1,070,000	31-Mar-22
8/17 COLLOCOTT STREET MORDIALLOC VIC 3195	\$1,060,000	09-Apr-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



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

 3  2  2

Distance **0.03km**



34B BARKLY STREET MORDIALLOC VIC 3195

Sold Price **\$1,070,000** Sold Date **31-Mar-22**

 3  2  2

Distance **0.3km**



8/17 COLLOCOTT STREET MORDIALLOC VIC 3195

Sold Price **\$1,060,000** Sold Date **09-Apr-22**

 3  2  2

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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