

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

3/103-105 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2019

to

29 Feb 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

3/20 Warren Road Mordialloc VIC 3195	\$545,000	20-Nov-19
24/50-51 Nepean Highway Aspendale VIC 3195	\$485,000	26-Nov-19
103/131 Parkers Road Parkdale VIC 3195	\$501,000	30-Nov-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.~~

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3/20 Warren Road Mordialloc VIC 3195

Sold Price

\$545,000

Sold Date

20-Nov-19

 2  1  1

Distance

0.84km



24/50-51 Nepean Highway Aspendale VIC 3195

Sold Price

\$485,000

Sold Date

26-Nov-19

 2  1  1

Distance

1.14km



103/131 Parkers Road Parkdale VIC 3195

Sold Price

\$501,000

Sold Date

30-Nov-19

 2  1  1

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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