

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

204/71 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Apr 2020

to

31 Mar 2021

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

13/538 Main Street Mordialloc VIC 3195	\$620,000	09-Oct-20
12/541 Main Street Mordialloc VIC 3195	\$635,000	15-Nov-20
8/437 Main Street Mordialloc VIC 3195	\$670,000	19-Mar-21

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: 27 April 2021



13/538 Main Street Mordialloc VIC 3195

Sold Price

\$620,000

Sold Date **09-Oct-20**

 2  2  1

Distance **0.34km**



12/541 Main Street Mordialloc VIC 3195

Sold Price

\$635,000

Sold Date **15-Nov-20**

 2  1  1

Distance **0.36km**



8/437 Main Street Mordialloc VIC 3195

Sold Price

^{RS} **\$670,000** ^{UN}

Sold Date **19-Mar-21**

 2  2  1

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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