

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 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

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

4 Woodlands Court Mordialloc VIC 3195	\$1,200,000	11-Apr-21
44 Brownfield Street Mordialloc VIC 3195	\$1,260,000	09-Mar-21
30 Barkly Street Mordialloc VIC 3195	\$1,280,000	29-Oct-20

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

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4 Woodlands Court Mordialloc VIC 3195

 3  2  2

Sold Price ^{RS} **\$1,200,000** Sold Date **11-Apr-21**

Distance **0.54km**



44 Brownfield Street Mordialloc VIC 3195

 3  1  2

Sold Price ^{RS} **\$1,260,000** Sold Date **09-Mar-21**

Distance **0.8km**



30 Barkly Street Mordialloc VIC 3195

 2  1  2

Sold Price **\$1,280,000** Sold Date **29-Oct-20**

Distance **0.26km**



1 Melrose Street Mordialloc VIC 3195

 4  2  4

Sold Price ^{RS} **\$1,646,000** Sold Date **20-Nov-20**

Distance **0.16km**

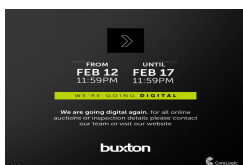


15 Kershaw Street Parkdale VIC 3195

 4  2  2

Sold Price **\$1,201,000** Sold Date **27-Jan-21**

Distance **0.32km**



10 Collocott Street Mordialloc VIC 3195

 3  1  2

Sold Price ^{RS} **\$1,560,000** Sold Date **20-Feb-21**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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20 Davey Street Parkdale VIC 3195 Sold Price ^{RS} **\$1,570,000** Sold Date **18-Mar-21**
 3 2 2 Distance **0.34km**



46 Chute Street Mordialloc VIC 3195 Sold Price ^{RS} **\$1,502,000** Sold Date **10-Apr-21**
 3 1 2 Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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