

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

6/75 Barkly Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$725,000

Property Type

Unit

Suburb

Mordialloc

Period - From

13/05/2023

to

12/05/2024

Source

REIV

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 six 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
1	1/315 Nepean Hwy PARKDALE 3195	\$443,000	04/03/2024
2	5/121 McDonald St MORDIALLOC 3195	\$400,000	22/12/2023
3			

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 six months.

This Statement of Information was prepared on:

13/05/2024 11:07



 1  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
13/05/2023 - 12/05/2024: \$725,000

Comparable Properties



1/315 Nepean Hwy PARKDALE 3195 (REI/VG) **Agent Comments**

 1  1  1

Price: \$443,000
Method: Private Sale
Date: 04/03/2024
Property Type: Unit

5/121 McDonald St MORDIALLOC 3195 (REI/VG) **Agent Comments**

 1  1  1

Price: \$400,000
Method: Private Sale
Date: 22/12/2023
Property Type: Unit

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 six months.

Account - Barry Plant | P: 03 9586 0500