

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

24/42 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2020

to

31 Aug 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

3/14 Laburnum Street Parkdale VIC 3195	\$402,000	24-Feb-21
103/10 Warrigal Road Parkdale VIC 3195	\$425,000	19-May-21
306/81 Warrigal Road Mentone VIC 3194	\$405,000	12-Jun-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: 20 September 2021

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3/14 Laburnum Street Parkdale VIC 3195 Sold Price **\$402,000** Sold Date **24-Feb-21**
Distance **1.02km**
1 1 1



103/10 Warrigal Road Parkdale VIC 3195 Sold Price **\$425,000** Sold Date **19-May-21**
Distance **1.83km**
1 1 1



306/81 Warrigal Road Mentone VIC 3194 Sold Price **\$405,000** Sold Date **12-Jun-21**
Distance **2.64km**
1 1 1

RS = Recent sale UN = Undisclosed Sale

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