

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

5/45 BARKLY STREET MORNINGTON VIC 3931

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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2024

to

31 Dec 2024

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

5/5 NAPIER STREET MORNINGTON VIC 3931	\$745,000	26-Sep-24
1/89 BARKLY STREET MORNINGTON VIC 3931	\$757,000	07-Oct-24
3/21 DAVA DRIVE MORNINGTON VIC 3931	\$775,000	26-Nov-24

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 January 2025



5/5 NAPIER STREET MORNINGTON VIC 3931 Sold Price **\$745,000** Sold Date **26-Sep-24**
 Distance **1.25km**

 2  1  1



1/89 BARKLY STREET MORNINGTON VIC 3931 Sold Price **\$757,000** Sold Date **07-Oct-24**
 Distance **0.54km**

 2  1  2



3/21 DAVA DRIVE MORNINGTON VIC 3931 Sold Price **\$775,000** Sold Date **26-Nov-24**
 Distance **2.19km**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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