

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

108/71 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

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/75 BARKLY STREET MORDIALLOC VIC 3195	\$630,000	27-Jul-24
4/4 MONTGOMERY STREET MORDIALLOC VIC 3195	\$700,000	31-Aug-24
4/5 ALBERT STREET MORDIALLOC VIC 3195	\$658,000	16-Jul-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: 29 March 2025


**3/75 BARKLY STREET
MORDIALLOC VIC 3195**

 2
  1
  1

Sold Price

\$630,000

Sold Date

27-Jul-24

Distance

0.06km

**4/4 MONTGOMERY STREET
MORDIALLOC VIC 3195**

 2
  1
  1

Sold Price

\$700,000

Sold Date

31-Aug-24

Distance

0.45km

**4/5 ALBERT STREET MORDIALLOC
VIC 3195**

 2
  1
  1

Sold Price

\$658,000

Sold Date

16-Jul-24

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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