

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

4/9 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

\$1,245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,394,500

Property type

Other

Suburb

Mordialloc

Period-from

01 Apr 2021

to

31 Mar 2022

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

4/9 WOODS AVENUE MORDIALLOC VIC 3195	\$1,260,000	26-Feb-22
3/4 GROVES STREET ASPENDALE VIC 3195	\$1,210,000	19-Mar-22
2/48-50 BOURKE STREET MENTONE VIC 3194	\$1,231,000	15-Feb-22

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: 01 April 2022



**4/9 WOODS AVENUE
MORDIALLOC VIC 3195**

 3  2  2

Sold Price ^{RS} **\$1,260,000** Sold Date **26-Feb-22**

Distance **0.72km**



**3/4 GROVES STREET ASPENDALE
VIC 3195**

 3  2  2

Sold Price ^{RS} **\$1,210,000** Sold Date **19-Mar-22**

Distance **3.39km**



**2/48-50 BOURKE STREET
MENTONE VIC 3194**

 3  2  2

Sold Price ^{RS} **\$1,231,000** Sold Date **15-Feb-22**

Distance **3.85km**

RS = Recent sale

UN = Undisclosed Sale

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