

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

7/75 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2023

to

31 Oct 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

6/75 BARKLY STREET MORDIALLOC VIC 3195	\$442,500	24-May-24
G2/71 BARKLY STREET MORDIALLOC VIC 3195	\$450,000	04-Apr-24
206/71 BARKLY STREET MORDIALLOC VIC 3195	\$535,000	09-Sep-23

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: 09 November 2024



6/75 BARKLY STREET MORDIALLOC VIC 3195

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Sold Price **\$442,500** Sold Date **24-May-24**

Distance **0.01km**



G2/71 BARKLY STREET MORDIALLOC VIC 3195

 2
  1
  -

Sold Price **\$450,000** Sold Date **04-Apr-24**

Distance **0.05km**



206/71 BARKLY STREET MORDIALLOC VIC 3195

 2
  1
  1

Sold Price **\$535,000** Sold Date **09-Sep-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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