

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 12 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 \$1,025,000 & \$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,122,500

*House

☒

*Unit

Suburb

Mordialloc

Period - From Mar 2017

to

Feb 2018

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 six 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
33 Kershaw Street, Mordialloc VIC 3195	\$1,035,000	18-Nov-17
6 Felicia Street, Mordialloc VIC 3195	\$1,020,000	26-Sep-17
63 Chute Street, Mordialloc VIC 3195	\$1,120,000	21-Nov-17