

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

1/75 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2018

to

31 Oct 2019

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

25/42 Barkly Street Mordialloc VIC 3195	\$487,000	20-Aug-19
2/460 Como Parade West Mordialloc VIC 3195	\$585,000	20-Jun-19
6/35 Bay Street Parkdale VIC 3195	\$515,000	10-May-19

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: 03 November 2019

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25/42 Barkly Street Mordialloc VIC 3195

Sold Price

\$487,000

Sold Date

20-Aug-19

 3

 1

 1

Distance

0.31km



2/460 Como Parade West Mordialloc VIC 3195

Sold Price

\$585,000

Sold Date

20-Jun-19

 2

 1

 1

Distance

0.69km



6/35 Bay Street Parkdale VIC 3195

Sold Price

\$515,000

Sold Date

10-May-19

 2

 1

 1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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