

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

3/21A 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2024

to

31 Jan 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

2/5 PARK STREET MORDIALLOC VIC 3195	\$885,000	21-Nov-24
3/1 ASHMORE AVENUE MORDIALLOC VIC 3195	\$850,000	22-Feb-25
21 MELROSE STREET MORDIALLOC VIC 3195	\$920,000	17-Sep-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: 27 February 2025



**2/5 PARK STREET MORDIALLOC
VIC 3195**

 3  1  1

Sold Price **\$885,000** Sold Date **21-Nov-24**

Distance **0.96km**



**3/1 ASHMORE AVENUE
MORDIALLOC VIC 3195**

 3  1  -

Sold Price ^{RS} **\$850,000** ^{UN} Sold Date **22-Feb-25**

Distance **0.28km**



**21 MELROSE STREET MORDIALLOC
VIC 3195**

 3  1  1

Sold Price **\$920,000** Sold Date **17-Sep-24**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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