

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

1/42 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2023

to

29 Feb 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

2/18 JOHN STREET MORDIALLOC VIC 3195	\$480,000	21-Dec-23
209/90 WHITE STREET MORDIALLOC VIC 3195	\$480,000	13-Feb-24
8/121 MCDONALD STREET MORDIALLOC VIC 3195	\$540,000	30-Nov-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: 13 March 2024



**2/18 JOHN STREET MORDIALLOC
 VIC 3195**

 2  1  1

Sold Price **\$480,000** Sold Date **21-Dec-23**

Distance **0.39km**



**209/90 WHITE STREET
 MORDIALLOC VIC 3195**

 2  1  1

Sold Price ^{RS} **\$480,000** Sold Date **13-Feb-24**

Distance **0.89km**



**8/121 MCDONALD STREET
 MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$540,000** Sold Date **30-Nov-23**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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