

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

3/75 Barkly Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$640,000

Median sale price

Median price \$707,500 Property Type Unit Suburb Mordialloc

Period - From 04/07/2023 to 03/07/2024 Source REIV

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
1	4/14 Gipps Av MORDIALLOC 3195	\$635,000	04/05/2024
2	7/35 Bay St PARKDALE 3195	\$610,000	08/01/2024
3	14/4 Gipps Av MORDIALLOC 3195	\$601,000	01/06/2024

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 six months.~~

This Statement of Information was prepared on:

04/07/2024 13:28



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

04/07/2023 - 03/07/2024: \$707,500

Comparable Properties



4/14 Gipps Av MORDIALLOC 3195 (REI/VG)

Agent Comments



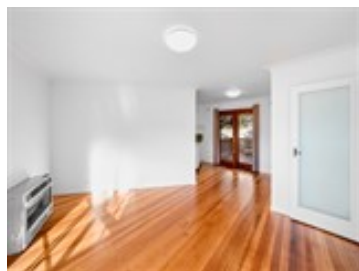
Price: \$635,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit

Land Size: 129 sqm approx



7/35 Bay St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 08/01/2024

Property Type: Unit



14/4 Gipps Av MORDIALLOC 3195 (REI)

Agent Comments



Price: \$601,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Unit

Account - Barry Plant | P: 03 9586 0500