

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

36 Barkly Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$1,316,250

Property Type House

Suburb Mordialloc

Period - From 26/06/2023

to

25/06/2024

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	47B Bradshaw St MORDIALLOC 3195	\$1,330,000	03/04/2024
2	4B Davey St PARKDALE 3195	\$1,330,000	25/04/2024
3			

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:

26/06/2024 15:15



 3  1  2

Property Type: House (Res)

Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price

\$1,290,000 - \$1,390,000

Median House Price

26/06/2023 - 25/06/2024: \$1,316,250

Comparable Properties



47B Bradshaw St MORDIALLOC 3195 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,330,000

Method: Sold Before Auction

Date: 03/04/2024

Property Type: Townhouse (Res)

Land Size: 366 sqm approx



4B Davey St PARKDALE 3195 (REI)

Agent Comments

 3  2  1

Price: \$1,330,000

Method: Sold Before Auction

Date: 25/04/2024

Property Type: Townhouse (Res)

Land Size: 295 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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