

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

6/75 Barkly Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$708,750 Property Type Unit Suburb Mordialloc

Period - From 19/02/2023 to 18/02/2024 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	28/50-51 Nepean Hwy ASPENDALE 3195	\$485,700	08/11/2023
2	2/18 John St MORDIALLOC 3195	\$480,000	21/12/2023
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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:

19/02/2024 13:03



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

19/02/2023 - 18/02/2024: \$708,750

Comparable Properties



28/50-51 Nepean Hwy ASPENDALE 3195 (REI) Agent Comments



Price: \$485,700

Method: Sold Before Auction

Date: 08/11/2023

Property Type: Apartment



2/18 John St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 21/12/2023

Property Type: Apartment

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 - Barry Plant | P: 03 9586 0500