

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

G4/71 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2022

to

31 Aug 2023

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

109/55 BARKLY STREET MORDIALLOC VIC 3195	\$631,000	16-Aug-23
6/174 BEACH ROAD PARKDALE VIC 3195	\$665,000	26-Aug-23
4/33-35 BODLEY STREET BEAUMARIS VIC 3193	\$650,000	23-Mar-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 September 2023



**109/55 BARKLY STREET
MORDIALLOC VIC 3195**

 2  2  1

Sold Price ^{RS} **\$631,000** ^{UN} Sold Date **16-Aug-23**

Distance **0.2km**



**6/174 BEACH ROAD PARKDALE
VIC 3195**

 2  1  1

Sold Price ^{RS} **\$665,000** Sold Date **26-Aug-23**

Distance **0.84km**



**4/33-35 BODLEY STREET
BEAUMARIS VIC 3193**

 2  2  1

Sold Price **\$650,000** Sold Date **23-Mar-23**

Distance **4.4km**

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

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