

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 203/55 Barkley Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$650,000 & \$670,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Mordialloc

Period - From 05/03/2020 to 04/03/2021 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	13/538-540 Main St MORDIALLOC 3195	\$620,000	09/10/2020
2			
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: 05/03/2021 14:13



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$670,000
Median Unit Price
05/03/2020 - 04/03/2021: \$680,000

Comparable Properties



13/538-540 Main St MORDIALLOC 3195
(REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 09/10/2020
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.