

## 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	106/55-57 Barkly Street, Mordialloc Vic 3195
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$515,000	&	\$545,000
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#### Median sale price

Median price	\$646,000	House		Unit	X	Suburb	Mordialloc
Period - From	01/04/2018	to	31/03/2019	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	6/2 Thomson Rise PARKDALE 3195	\$543,000	17/04/2019
2	104/55 Barkly St MORDIALLOC 3195	\$535,000	26/02/2019
3	9/167 Beach Rd PARKDALE 3195	\$532,000	04/04/2019

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.

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**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$515,000 - \$545,000  
**Median Unit Price**  
Year ending March 2019: \$646,000

## Comparable Properties



6/2 Thomson Rise PARKDALE 3195 (REI)

Agent Comments



**Price:** \$543,000  
**Method:** Private Sale  
**Date:** 17/04/2019  
**Rooms:** -  
**Property Type:** Apartment

104/55 Barkly St MORDIALLOC 3195 (VG)

Agent Comments



**Price:** \$535,000  
**Method:** Sale  
**Date:** 26/02/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



9/167 Beach Rd PARKDALE 3195 (REI)

Agent Comments



**Price:** \$532,000  
**Method:** Private Sale  
**Date:** 04/04/2019  
**Rooms:** -  
**Property Type:** Apartment