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	9/81 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	$620,000	or range between		

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	Unit	Suburb	Mordialloc
Period-from	01 Oct 2020	to	30 Sep 2021	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
204/71 Barkly Street Mordialloc VIC 3195	$638,000	16-Jun-21
203/55 Barkly Street Mordialloc VIC 3195	$637,000	21-Apr-21
44 Kokoda Place Mordialloc VIC 3195	$645,000	08-May-21

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: 8th November 2021

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204/71 Barkly Street Mordialloc VIC 3195

2 1 1

Sold Price **$638,000** Sold Date **16-Jun-21**

Distance **0.09km**

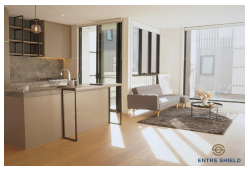


203/55 Barkly Street Mordialloc VIC 3195

2 2 1

Sold Price **$637,000** Sold Date **21-Apr-21**

Distance **0.29km**



44 Kokoda Place Mordialloc VIC 3195

2 2 1

Sold Price **$645,000** Sold Date **08-May-21**

Distance **0.38km**

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

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