

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

108/71 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

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Apr 2024

to

31 Mar 2025

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

5/24 BEAR STREET MORDIALLOC VIC 3195	\$668,008	05-Apr-25
1/437 MAIN STREET MORDIALLOC VIC 3195	\$630,000	31-Mar-25
1/25 WHITE STREET PARKDALE VIC 3195	\$620,000	15-Jan-25

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: 16 April 2025


**5/24 BEAR STREET MORDIALLOC
VIC 3195**

Sold Price

^{RS}
\$668,008

Sold Date

05-Apr-25

2

1

1

Distance

0.3km

**1/437 MAIN STREET MORDIALLOC
VIC 3195**

Sold Price

^{RS}
\$630,000

Sold Date

31-Mar-25

2

1

1

Distance

0.33km

**1/25 WHITE STREET PARKDALE
VIC 3195**

Sold Price

\$620,000

Sold Date

15-Jan-25

2

1

1

Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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