

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

4 Bowman Drive Mornington VIC 3931

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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2019

to

31 May 2020

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

31 Moorhead Avenue Mornington VIC 3931	\$750,000	23-Jan-20
11 Baystone Court Mount Martha VIC 3934	\$711,000	06-Mar-20

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: 11 June 2020



31 Moorhead Avenue Mornington VIC 3931

 4  2  2

Sold Price

\$750,000

Sold Date

23-Jan-20

Distance

0.84km



11 Baystone Court Mount Martha VIC 3934

 4  2  2

Sold Price

\$711,000

Sold Date

06-Mar-20

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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