

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

4/17 Marine Avenue 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mornington

Period-from

01 Dec 2019

to

30 Nov 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

1/2B Marine Avenue Mornington VIC 3931	\$590,000	10-Aug-20
1/7 Wellington Street Mornington VIC 3931	\$565,000	06-Nov-20
1/16 Beatty Parade Mornington VIC 3931	\$560,000	07-Jul-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: 05 December 2020



1/2B Marine Avenue Mornington VIC 3931

 2  1  1

Sold Price

\$590,000

Sold Date **10-Aug-20**

Distance **0.19km**



1/7 Wellington Street Mornington VIC 3931

 2  1  1

Sold Price

^{RS} **\$565,000** ^{UN}

Sold Date **06-Nov-20**

Distance **0.3km**



1/16 Beatty Parade Mornington VIC 3931

 2  1  1

Sold Price

\$560,000

Sold Date **07-Jul-20**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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