

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

3/45 Alameda 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

\$740,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,250

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2019

to

31 Oct 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

18A Oakland Street Mornington VIC 3931	\$755,000	05-Oct-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.

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18A Oakland Street Mornington VIC 3931

Sold Price

\$755,000 Sold Date **05-Oct-20**



3



2



2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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