

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

5 Jacaranda Crescent 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

\$1,175,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Mornington

Period-from

01 Sep 2020

to

31 Aug 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

15 Inglis Street Mornington VIC 3931	\$1,318,000	16-Jul-21
77 Beleura Hill Road Mornington VIC 3931	\$1,200,000	14-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: 21 September 2021



15 Inglis Street Mornington VIC 3931 Sold Price ^{RS} **\$1,318,000** Sold Date **16-Jul-21**

 3  1  1

Distance **0.45km**



77 Beleura Hill Road Mornington VIC 3931 Sold Price **\$1,200,000** Sold Date **14-May-21**

 4  1  2

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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