

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

2/27 Van Ness 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

\$625,000

&

\$660,000

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

4/35 Van Ness Avenue Mornington VIC 3931	\$540,000	27-Jul-20
5/7 Carol Street Mornington VIC 3931	\$645,000	19-Oct-20
7/126 Bentons Road Mount Martha VIC 3934	\$650,000	12-Jun-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: 09 December 2020



4/35 Van Ness Avenue Mornington VIC 3931

 3  2  2

Sold Price

\$540,000

Sold Date

27-Jul-20

Distance

0.08km



5/7 Carol Street Mornington VIC 3931

 3  2  2

Sold Price

^{RS} **\$645,000**

Sold Date

19-Oct-20

Distance

0.69km



7/126 Bentons Road Mount Martha VIC 3934

 3  2  2

Sold Price

\$650,000

Sold Date

12-Jun-20

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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