

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

2/88 Herbert Street 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

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2020

to

31 May 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

6/93 Herbert Street Mornington VIC 3931	\$715,000	26-Apr-21
2/113 Tanti Avenue Mornington VIC 3931	\$675,000	19-Dec-20
7/88-92 Tanti Avenue Mornington VIC 3931	\$600,000	24-Apr-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: 18 June 2021



6/93 Herbert Street Mornington VIC 3931

 2
  2
  2

Sold Price

^{RS} **\$715,000**

Sold Date

26-Apr-21

Distance

0.13km



2/113 Tanti Avenue Mornington VIC 3931

 2
  1
  1

Sold Price

\$675,000

Sold Date

19-Dec-20

Distance

0.23km



7/88-92 Tanti Avenue Mornington VIC 3931

 3
  2
  2

Sold Price

\$600,000

Sold Date

24-Apr-21

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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