

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 Nardoo Court 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2020

to

30 Sep 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 Nardoo Court Mornington VIC 3931	\$840,000	30-Jul-21
4 Currawong Street Mornington VIC 3931	\$800,000	04-Aug-21
10 Mundoora Court Mornington VIC 3931	\$832,000	28-Sep-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: 22 October 2021



6 Nardoo Court Mornington VIC 3931

Sold Price **\$840,000** Sold Date **30-Jul-21**

 3  2  2

Distance **0.01km**



4 Currawong Street Mornington VIC 3931

Sold Price **\$800,000** Sold Date **04-Aug-21**

 3  1  2

Distance **0.58km**



10 Mundoora Court Mornington VIC 3931

Sold Price ^{RS} **\$832,000** Sold Date **28-Sep-21**

 3  1  4

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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