

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

3/18 Separation 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2021

to

31 Dec 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

1/57 Nunns Road Mornington VIC 3931	\$500,000	17-Sep-21
4/823 Nepean Highway Mornington VIC 3931	\$464,999	12-Jul-21
2/823 Nepean Highway Mornington VIC 3931	\$483,999	27-Aug-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: 28 January 2022



1/57 Nunns Road Mornington VIC 3931

Sold Price

\$500,000

Sold Date

17-Sep-21

 2

 1

 1

Distance

0.89km



4/823 Nepean Highway Mornington VIC 3931

Sold Price

\$464,999

Sold Date

12-Jul-21

 2

 1

 1

Distance

0.71km



2/823 Nepean Highway Mornington VIC 3931

Sold Price

\$483,999

Sold Date

27-Aug-21

 2

 1

 1

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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