

## 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

15 ROBIN HILL DRIVE MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$949,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 May 2021

to

30 Apr 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 43 WANDELLA ROAD MORNINGTON VIC 3931  | \$940,000 | 24-Dec-21 |
| 18 KARINA STREET MORNINGTON VIC 3931  | \$930,000 | 09-Dec-21 |
| 13 GURNERS LANE MOUNT MARTHA VIC 3934 | \$931,000 | 04-Nov-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: 04 May 2022

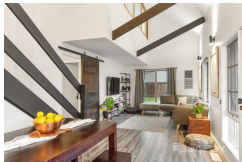


**43 WANDELLA ROAD  
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$940,000** Sold Date **24-Dec-21**

Distance **0.82km**



**18 KARINA STREET MORNINGTON  
VIC 3931**

 3  2  2

Sold Price **\$930,000** Sold Date **09-Dec-21**

Distance **0.87km**



**13 GURNERS LANE MOUNT  
MARTHA VIC 3934**

 3  2  1

Sold Price **\$931,000** Sold Date **04-Nov-21**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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