

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

5 Bentons Road 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2019

to

31 Mar 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

3/32 Bentons Road Mount Martha VIC 3934	\$680,000	09-Dec-19
745 Nepean Highway Mornington VIC 3931	\$550,000	19-Nov-19
9/653-654 Esplanade Mornington VIC 3931	\$660,000	21-Nov-19

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: 23 April 2020



**3/32 Bentons Road Mount Martha
VIC 3934**

 2  2  2

Sold Price

\$680,000

Sold Date

09-Dec-19

Distance

0.29km



**745 Nepean Highway Mornington
VIC 3931**

 3  2  2

Sold Price

\$550,000

Sold Date

19-Nov-19

Distance

0.52km



**9/653-654 Esplanade Mornington
VIC 3931**

 2  1  1

Sold Price

\$660,000

Sold Date

21-Nov-19

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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