

## 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

2/7 Alameda Avenue 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

\$829,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Other

Suburb

Mornington

Period-from

01 Jan 2020

to

31 Dec 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 18A Oakland Street Mornington VIC 3931 | \$755,000 | 05-Oct-20 |
| 6A Seaview Avenue Mornington VIC 3931  | \$800,000 | 26-Nov-20 |
| 2/9 Seaton Road Mornington VIC 3931    | \$930,000 | 13-Oct-20 |

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 January 2021



**18A Oakland Street Mornington VIC 3931**

Sold Price

**\$755,000**

Sold Date **05-Oct-20**

 3  2  2

Distance **0.13km**



**6A Seaview Avenue Mornington VIC 3931**

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **26-Nov-20**

 3  2  2

Distance **0.24km**



**2/9 Seaton Road Mornington VIC 3931**

Sold Price

**\$930,000**

Sold Date **13-Oct-20**

 3  2  2

Distance **0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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