

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

3/7 Alameda Avenue 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Other

Suburb

Mornington

Period-from

01 Sep 2019

to

31 Aug 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

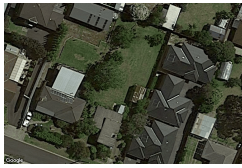
Date of sale

2/45 Alameda Avenue Mornington VIC 3931	\$745,000	19-Jun-20
1 Cahn Place Mornington VIC 3931	\$750,000	20-Jun-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: 02 September 2020



**2/45 Alameda Avenue Mornington
VIC 3931**

 3  2  -

Sold Price

\$745,000

Sold Date

19-Jun-20

Distance

0.37km



1 Cahn Place Mornington VIC 3931

 3  2  2

Sold Price

\$750,000

Sold Date

20-Jun-20

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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