

## 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

31 Eric Crescent 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

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Mornington

Period-from

01 May 2019

to

30 Apr 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 6 Pamela Place Mornington VIC 3931 | \$680,000 | 19-Dec-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: 13 May 2020



**6 Pamela Place Mornington VIC 3931**

 4  2  2

Sold Price

**\$680,000**

Sold Date

**19-Dec-19**

Distance

**0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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