

## 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

1/16 Pitt Street 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

\$1,125,000

&

\$1,225,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,250

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2019

to

30 Sep 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

24 Raglan Street Mornington VIC 3931	\$1,430,000	10-Jul-20
32 Kooyonga Grove Mornington VIC 3931	\$1,225,000	04-May-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: 16 October 2020



## 24 Raglan Street Mornington VIC 3931

3 2 2

Sold Price <sup>RS</sup> **\$1,430,000** Sold Date **10-Jul-20**

Distance **0.57km**



## 32 Kooyonga Grove Mornington VIC 3931

3 2 2

Sold Price **\$1,225,000** Sold Date **04-May-20**

Distance **1.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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