

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

3/3 Pitt Street 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/116 Wilsons Road Mornington VIC 3931	\$790,000	07-Oct-19
3/5 Venice Street Mornington VIC 3931	\$765,000	19-Jun-19
19 Kent Street Mornington VIC 3931	\$778,000	08-May-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: 29 October 2019



2/116 Wilsons Road Mornington VIC 3931 Sold Price ^{RS} **\$790,000** Sold Date **07-Oct-19**
3 2 2 Distance **0.29km**



3/5 Venice Street Mornington VIC 3931 Sold Price **\$765,000** Sold Date **19-Jun-19**
3 2 2 Distance **0.45km**



19 Kent Street Mornington VIC 3931 Sold Price **\$778,000** Sold Date **08-May-19**
3 2 2 Distance **0.69km**

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

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