

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

52 Parkside Crescent 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Mornington

Period-from

01 Jan 2019

to

31 Dec 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

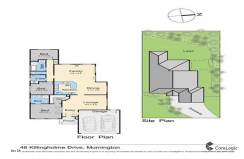
Date of sale

46 Killingholme Drive Mornington VIC 3931	\$845,000	30-Oct-19
55 Killingholme Drive Mornington VIC 3931	\$812,500	17-Sep-19
1 Parkside Crescent Mornington VIC 3931	\$820,000	30-Jul-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: 06 January 2020

	46 Killingleholme Drive Mornington VIC 3931  3  2  2	Sold Price	^{RS} \$845,000 ^{UN}	Sold Date	30-Oct-19
				Distance	0.38km

	55 Killingleholme Drive Mornington VIC 3931  3  2  2	Sold Price	\$812,500	Sold Date	17-Sep-19
				Distance	0.45km

	1 Parkside Crescent Mornington VIC 3931  4  2  2	Sold Price	\$820,000	Sold Date	30-Jul-19
				Distance	0.56km

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

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