

## 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

5 Colebrook Court 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 42 Killingholme Drive Mornington VIC 3931 | \$1,415,000 | 07-Oct-21 |
| 10 Jamboree Close Mornington VIC 3931     | \$1,290,000 | 13-Oct-21 |
| 16 Tintagel Way Mornington VIC 3931       | \$1,210,000 | 23-Sep-21 |

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: 18 October 2021



**42 Killingholme Drive Mornington VIC 3931**

Sold Price

<sup>RS</sup> **\$1,415,000**

Sold Date

**07-Oct-21**



4



2



2

Distance

**0.24km**



**10 Jamboree Close Mornington VIC 3931**

Sold Price

<sup>RS</sup> **\$1,290,000**

Sold Date

**13-Oct-21**



4



2



2

Distance

**0.64km**



**16 Tintagel Way Mornington VIC 3931**

Sold Price

<sup>RS</sup> **\$1,210,000**

Sold Date

**23-Sep-21**



4



2



2

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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