

## 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

3/28 Napier 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

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2020

to

28 Feb 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

1/6 Swansea Grove Mornington VIC 3931	\$490,000	03-Mar-21
1/3 Johns Road Mornington VIC 3931	\$550,000	24-Nov-20
4/17 Marine Avenue Mornington VIC 3931	\$529,999	18-Dec-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: 25 March 2021



**1/6 Swansea Grove Mornington VIC 3931**

Sold Price

<sup>RS</sup> **\$490,000** Sold Date **03-Mar-21**

 2  1  1

Distance **0.42km**



**1/3 Johns Road Mornington VIC 3931**

Sold Price

**\$550,000** Sold Date **24-Nov-20**

 2  1  1

Distance **0.45km**



**4/17 Marine Avenue Mornington VIC 3931**

Sold Price

**\$529,999** Sold Date **18-Dec-20**

 2  1  1

Distance **0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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