

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

8 Gleneagles Avenue 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

\$1,100,000

&

\$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2019

to

31 May 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

3 Pender Avenue Mornington VIC 3931	\$1,170,000	12-Jan-20
15 Bay Vista Close Mount Martha VIC 3934	\$1,080,000	13-Dec-19
29 Prince Street Mornington VIC 3931	\$1,060,000	02-Nov-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: 16 June 2020



3 Pender Avenue Mornington VIC 3931

3 2 2

Sold Price **\$1,170,000** Sold Date **12-Jan-20**

Distance **0.33km**



15 Bay Vista Close Mount Martha VIC 3934

3 2 2

Sold Price **\$1,080,000** Sold Date **13-Dec-19**

Distance **0.91km**



29 Prince Street Mornington VIC 3931

3 2 2

Sold Price **\$1,060,000** Sold Date **02-Nov-19**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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