

STATEMENT OF INFORMATION

2/9 SEATON ROAD, MORNINGTON, VIC 3931

PREPARED BY ADMIN LOGIN, IMPACT REALTY, PHONE: 0433480870

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/9 SEATON ROAD, MORNINGTON,

3 3 2

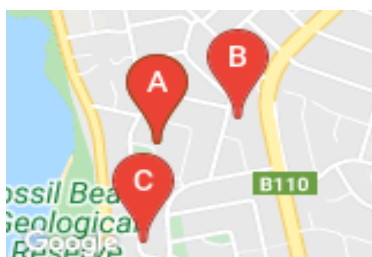
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **null**

Provided by: Admin Login, Impact Realty

MEDIAN SALE PRICE



MORNINGTON, VIC, 3931

Suburb Median Sale Price (House)

\$885,000

01 January 2020 to 30 June 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



9 SEATON RD, MORNINGTON, VIC 3931

3 2 2

Sale Price

***\$970,000**

Sale Date: 21/07/2020

Distance from Property: 0m



20 PENDER AVE, MORNINGTON, VIC 3931

3 2 2

Sale Price

****\$1,100,000**

Sale Date: 01/06/2020

Distance from Property: 276m



8 PRINCE ST, MORNINGTON, VIC 3931

3 - -

Sale Price

\$1,050,000

Sale Date: 17/02/2020

Distance from Property: 358m



This report has been compiled on 06/08/2020 by Impact Realty Group. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

2/9 SEATON ROAD, MORNINGTON, VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

\$885,000

Property type

Unit

Suburb

MORNINGTON

Period

01 January 2020 to 30 June 2020

Source


pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable

Price

Date of sale

9 SEATON RD, MORNINGTON, VIC 3931	*\$970,000	21/07/2020
20 PENDER AVE, MORNINGTON, VIC 3931	**\$1,100,000	01/06/2020
8 PRINCE ST, MORNINGTON, VIC 3931	\$1,050,000	17/02/2020

This Statement of Information was prepared

06/08/2020