

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

3/17 Neptune Street 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

\$640,000

&

\$695,000

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

1/3 Pitt Street Mornington VIC 3931	\$700,000	08-Feb-20
2 Scott Street Mornington VIC 3931	\$645,000	14-Feb-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: 29 June 2020



1/3 Pitt Street Mornington VIC 3931 Sold Price **\$700,000** Sold Date **08-Feb-20**

3 2 2

Distance **0.3km**



2 Scott Street Mornington VIC 3931 Sold Price ^{RS} **\$645,000** Sold Date **14-Feb-20**

3 2 2

Distance **1km**

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

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