

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

2 Radley 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

Other

Suburb

Mornington

Period-from

01 Nov 2020

to

31 Oct 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

4 Foam Street Mornington VIC 3931	\$1,350,000	28-Oct-21
4 Macdonald Grove Mornington VIC 3931	\$1,400,000	21-Oct-21
1/111 Beleura Hill Road Mornington VIC 3931	\$1,430,000	15-May-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.~~

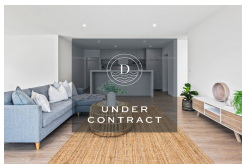
This Statement of Information was prepared on: 15 November 2021



4 Foam Street Mornington VIC 3931 Sold Price ^{RS} **\$1,350,000** Sold Date **28-Oct-21**
 Distance **0.33km**
 3 2 2



4 Macdonald Grove Mornington VIC 3931 Sold Price ^{RS} **\$1,400,000** Sold Date **21-Oct-21**
 Distance **0.54km**
 3 2 2



1/111 Beleura Hill Road Mornington VIC 3931 Sold Price **\$1,430,000** Sold Date **15-May-21**
 Distance **1.26km**
 3 2 2

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

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