



Warlimont & Nutt

PENINSULA REAL ESTATE
SINCE 1952

Statement of Information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address **5 Pine Avenue, Mornington**

Indicative selling price

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

Range between \$1,000,000 and \$1,100,000

Median sale price

Median price \$ **800,000**

Suburb

Mornington, VIC

Property Type **House**

Source

CoreLogic Professional

Time period from **June 2017 to June 2018**

Comparable property sales

A *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 property	Price	Date of sale
1 1A George Street, Mornington	\$1,099,000	20 th Feb 2018
2 2/33 Strachans Road, Mornington	\$1,140,000	8 th March 2018
3 74 York Street, Mornington	\$1,182,000	3 rd March 2018