

## 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

6/88-92 Tanti Avenue Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2019

to

30 Apr 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

1/37 Macdonald Grove Mornington VIC 3931	\$618,500	15-Jan-20
8/42-46 Tanti Avenue Mornington VIC 3931	\$750,000	20-Apr-20
17 Gordon Street Mornington VIC 3931	\$630,000	12-Dec-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: 15 May 2020



**1/37 Macdonald Grove Mornington VIC 3931**

 3  1  1

Sold Price

**\$618,500**

Sold Date

**15-Jan-20**

Distance

**0.38km**



**8/42-46 Tanti Avenue Mornington VIC 3931**

 3  2  1

Sold Price

**\$750,000**

Sold Date

**20-Apr-20**

Distance

**0.47km**



**17 Gordon Street Mornington VIC 3931**

 3  2  1

Sold Price

**\$630,000**

Sold Date

**12-Dec-19**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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