

STATEMENT OF INFORMATION

15 ALEXANDER AVENUE, MORNINGTON, VIC 3931

PREPARED BY SUSAN CLAVIN, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 ALEXANDER AVENUE, MORNINGTON,  4  3  1

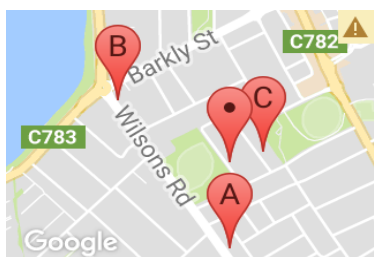
Indicative Selling Price

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

Price Range: \$1,250,000 to \$1,350,000

Provided by: Susan Clavin, eview Group Southern Peninsula

MEDIAN SALE PRICE



MORNINGTON, VIC, 3931

Suburb Median Sale Price (House)

\$755,000

01 January 2017 to 31 December 2017

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.



71 WILSONS RD, MORNINGTON, VIC 3931  3  2  2

Sale Price

\$1,300,000

Sale Date: 21/11/2017

Distance from Property: 309m



7 WILSONS RD, MORNINGTON, VIC 3931  3  2  2

Sale Price

\$1,120,000

Sale Date: 19/10/2017

Distance from Property: 423m



2/19 TURNBULL ST, MORNINGTON, VIC 3931  3  2  2

Sale Price

\$1,240,000

Sale Date: 18/07/2017

Distance from Property: 114m



This report has been compiled on 15/01/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

15 ALEXANDER AVENUE, MORNINGTON, VIC 3931

Indicative selling price

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

Price Range:

\$1,250,000 to \$1,350,000

Median sale price

Median price

\$755,000

House

X

Unit

Suburb

MORNINGTON

Period

01 January 2017 to 31 December 2017

Source



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 property	Price	Date of sale
71 WILSONS RD, MORNINGTON, VIC 3931	\$1,300,000	21/11/2017
7 WILSONS RD, MORNINGTON, VIC 3931	\$1,120,000	19/10/2017
2/19 TURNBULL ST, MORNINGTON, VIC 3931	\$1,240,000	18/07/2017