

## 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

8 Milewa Court 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

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mornington

Period-from

01 Dec 2020

to

30 Nov 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

227 Dunns Road Mornington VIC 3931	\$875,000	08-Jul-21
7 Kilpara Court Mornington VIC 3931	\$925,000	13-Jul-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: 03 December 2021



**227 Dunns Road Mornington VIC 3931**

 3  2  2

Sold Price

**\$875,000**

Sold Date

**08-Jul-21**

Distance

**0.42km**



**7 Kilpara Court Mornington VIC 3931**

 3  2  2

Sold Price

**\$925,000**

Sold Date

**13-Jul-21**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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