

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

26A Nelson 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$879,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2020

to

28 Feb 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

23 Turnbull Street Mornington VIC 3931	\$800,000	11-Feb-21
6A Seaview Avenue Mornington VIC 3931	\$800,000	05-Nov-20
3A Kent Street Mornington VIC 3931	\$872,500	02-Feb-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: 12 March 2021

	23 Turnbull Street Mornington VIC 3931	Sold Price	^{RS} \$800,000	Sold Date	11-Feb-21
3 1 1	Distance	0.76km			
	6A Seaview Avenue Mornington VIC 3931	Sold Price	^{RS} \$800,000	Sold Date	05-Nov-20
3 2 2	Distance	0.9km			
	3A Kent Street Mornington VIC 3931	Sold Price	^{RS} \$872,500	Sold Date	02-Feb-21
3 2 1	Distance	0.99km			

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

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