

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

1/14 Darcy Street, Mornington VIC 3931

Indicative selling price

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

Range Between \$749,000 & \$790,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$797,500

*House

X

*Unit

Suburb

Mornington

Period - From

May 2018

to

April 2019

Source

Core Logic

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. 7/5 Ruth Road, Mornington Vic	\$807,500	8/1/2019
2. 33 Kiandra Street, Mornington Vic	\$790,000	20/11/2018
3. 1/6 Van Ness Avenue, Mornington Vic	\$870,000	19/1/2019

Property data source: Core Logic.