

## 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

1/14-16 Fleet Street 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,250

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2019

to

31 Oct 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

6/30-32 Oakland Street Mornington VIC 3931	\$470,000	11-May-20
35/1034 Nepean Highway Mornington VIC 3931	\$460,000	02-Sep-20
14/99 Bentons Road Mornington VIC 3931	\$440,000	28-Jun-20

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: 10 November 2020



**6/30-32 Oakland Street Mornington VIC 3931** Sold Price **\$470,000** Sold Date **11-May-20**

 2  1  1

Distance **0.72km**



**35/1034 Nepean Highway Mornington VIC 3931** Sold Price **\$460,000** Sold Date **02-Sep-20**

 2  1  1

Distance **0.96km**



**14/99 Bentons Road Mornington VIC 3931** Sold Price **\$440,000** Sold Date **28-Jun-20**

 2  1  1

Distance **1.64km**

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

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