

## 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

5 Jacana 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

\$599,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Mornington

Period-from

01 Dec 2019

to

30 Nov 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 10 Sheringa Court Mornington VIC 3931     | \$610,000 | 08-Nov-20 |
| 3 Sanderling Crescent Mornington VIC 3931 | \$630,000 | 17-Nov-20 |
| 9 Jacana Street Mornington VIC 3931       | \$635,000 | 09-Dec-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: 21 December 2020



## 10 Sheringa Court Mornington VIC 3931

Sold Price

<sup>RS</sup>

**\$610,000**

Sold Date **08-Nov-20**

3

1

2

Distance

**0.58km**



## 3 Sanderling Crescent Mornington VIC 3931

Sold Price

<sup>RS</sup>

**\$630,000**

Sold Date **17-Nov-20**

-

1

2

Distance

**0.27km**



## 9 Jacana Street Mornington VIC 3931

Sold Price

<sup>RS</sup>

**\$635,000**

Sold Date **09-Dec-20**

3

2

2

Distance

**0.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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