

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

3/30 Adelaide 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

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2020

to

31 Jul 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

2/21 Neptune Street Mornington VIC 3931	\$1,038,000	30-Jun-21
2/16 Pitt Street Mornington VIC 3931	\$995,000	26-Feb-21
13 Moona Avenue Mornington VIC 3931	\$1,010,000	22-May-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: 05 August 2021

Alexandra Otte
P 0432486396
M 0432486396
E alexandra@mcewingpartners.com



2/21 Neptune Street Mornington VIC 3931

3 2 1

Sold Price ^{RS} **\$1,038,000** ^{UN} Sold Date **30-Jun-21**

Distance **0.23km**



2/16 Pitt Street Mornington VIC 3931

3 2 2

Sold Price **\$995,000** Sold Date **26-Feb-21**

Distance **0.31km**



13 Moona Avenue Mornington VIC 3931

3 2 1

Sold Price ^{RS} **\$1,010,000** Sold Date **22-May-21**

Distance **0.54km**

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

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