

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

7 Moet Place 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,500

Property type

House

Suburb

Mornington

Period-from

01 Oct 2019

to

30 Sep 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

9 Olive Street Mornington VIC 3931	\$1,260,000	15-Aug-20
9A Portrush Grove Mornington VIC 3931	\$1,385,000	20-Jul-20
40 Dava Drive Mornington VIC 3931	\$1,320,000	06-Aug-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: 07 October 2020



9 Olive Street Mornington VIC 3931 Sold Price ^{RS} **\$1,260,000** Sold Date **15-Aug-20**
 3 2 2 Distance **1.92km**



9A Portrush Grove Mornington VIC 3931 Sold Price ^{RS} **\$1,385,000** Sold Date **20-Jul-20**
 4 2 2 Distance **2.36km**



40 Dava Drive Mornington VIC 3931 Sold Price ^{RS} **\$1,320,000** Sold Date **06-Aug-20**
 4 3 2 Distance **2.49km**

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

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