

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

1/13 Brent 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2019

to

30 Jun 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

1/91 Herbert Street Mornington VIC 3931	\$800,000	19-Mar-20
21 Ti-Tree Grove Mornington VIC 3931	\$815,000	04-Feb-20
2/30 Bentons Road Mount Martha VIC 3934	\$750,000	03-Feb-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 July 2020

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1/91 Herbert Street Mornington VIC 3931 Sold Price **\$800,000** Sold Date **19-Mar-20**

3 2 2

Distance **1.2km**



21 Ti-Tree Grove Mornington VIC 3931 Sold Price **\$815,000** Sold Date **04-Feb-20**

2 1 1

Distance **1.04km**



2/30 Bentons Road Mount Martha VIC 3934 Sold Price **\$750,000** Sold Date **03-Feb-20**

3 2 2

Distance **1.52km**

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

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