

## 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

621 Esplanade 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

\$1,575,000

&

\$1,675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$811,995

Property type

House

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













22A Gleneagles Avenue Mornington VIC 3931	\$1,500,000	26-Mar-20
2A Neptune Street Mornington VIC 3931	\$1,625,000	11-Jun-20
31 Marine Avenue Mornington VIC 3931	\$1,670,000	04-Mar-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 July 2020

Marcus Gollings  
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 <p>McEwing &amp; Partners are selling independent residences in Mornington and further inland in VIC 3910. The height and width of the plots, the complexity and the nature of the construction is of the highest quality. The complexity and the nature of the construction is of the highest quality. The complexity and the nature of the construction is of the highest quality.</p> <p><b>Please refrain from visiting the property if you have:</b></p> <ul style="list-style-type: none"> <li>Any respiratory illness</li> <li>Any symptoms of COVID-19</li> <li>Any symptoms of COVID-19</li> </ul> <p><b>We ask that you please:</b></p> <ul style="list-style-type: none"> <li>Wash and dry your hands thoroughly before and after the visit</li> <li>Use the hand sanitizer provided and avoid close contact with anyone</li> <li>Request and adhere to social distancing measures</li> <li>Wearing face masks</li> </ul> <p>Our vendors remain committed to selling but wish to ensure the health and safety of all in the current environment.</p> <p>Thank you for your cooperation and understanding.</p> <p>CoreLogic</p>	<b>22A Gleneagles Avenue Mornington VIC 3931</b>	<b>Sold Price</b>	<b>RS \$1,500,000</b>	<b>Sold Date</b>	<b>26-Mar-20</b>
	 3  2  2			<b>Distance</b>	<b>0.51km</b>
 <p>McEwing &amp; Partners are selling independent residences in Mornington and further inland in VIC 3910. The height and width of the plots, the complexity and the nature of the construction is of the highest quality. The complexity and the nature of the construction is of the highest quality. The complexity and the nature of the construction is of the highest quality.</p> <p><b>Please refrain from visiting the property if you have:</b></p> <ul style="list-style-type: none"> <li>Any respiratory illness</li> <li>Any symptoms of COVID-19</li> <li>Any symptoms of COVID-19</li> </ul> <p><b>We ask that you please:</b></p> <ul style="list-style-type: none"> <li>Wash and dry your hands thoroughly before and after the visit</li> <li>Use the hand sanitizer provided and avoid close contact with anyone</li> <li>Request and adhere to social distancing measures</li> <li>Wearing face masks</li> </ul> <p>Our vendors remain committed to selling but wish to ensure the health and safety of all in the current environment.</p> <p>Thank you for your cooperation and understanding.</p> <p>CoreLogic</p>	<b>2A Neptune Street Mornington VIC 3931</b>	<b>Sold Price</b>	<b>RS \$1,625,000</b>	<b>Sold Date</b>	<b>11-Jun-20</b>
	 5  3  2			<b>Distance</b>	<b>1.52km</b>
	<b>31 Marine Avenue Mornington VIC 3931</b>	<b>Sold Price</b>	<b>\$1,670,000</b>	<b>Sold Date</b>	<b>04-Mar-20</b>
	 3  2  2			<b>Distance</b>	<b>1.96km</b>

RS = Recent sale      UN = Undisclosed Sale

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