

## 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

10 Cranswick Court 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

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$811,995

Property type

House

Suburb

Mornington

Period-from

01 Jun 2019

to

31 May 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

3 Bianca Court Mornington VIC 3931	\$705,000	12-May-20
10 Ginnie Court Mornington VIC 3931	\$620,000	01-May-20
7 Tira Court Mornington VIC 3931	\$735,000	01-May-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: 17 June 2020

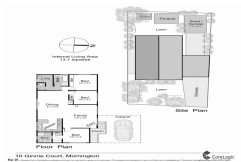


### 3 Bianca Court Mornington VIC 3931

3 2 2

Sold Price **\$705,000** Sold Date **12-May-20**

Distance **0.83km**



### 10 Ginnie Court Mornington VIC 3931

3 2 2

Sold Price <sup>RS</sup> **\$620,000** Sold Date **01-May-20**

Distance **1km**



### 7 Tira Court Mornington VIC 3931

3 2 2

Sold Price **\$735,000** Sold Date **01-May-20**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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