

## 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 3/15 NAPIER STREET, MORNINGTON

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$530,000

or range between \$\*

&

\$

### Median sale price

Median price \$671,000

Property type UNIT

Suburb MORNINGTON

Period - From 01/07/19

to

30/09/2019

Source REIV

### Comparable property sales

- A. These are the three properties sold within two kilometres of the property for sale in the last six 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. 2 / 24 ADELAIDE STREET, MORNINGTON	\$570,000	15/11/2019
2. 3 / 13 PITT STREET, MORNINGTON	\$600,000	04/09/2019
3. 2 / 45 YORK STREET, MORNINGTON	\$661,000	16/09/2019

This Statement of Information was prepared on: 14/01/2020