

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

3/107 Prince 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2020

to

31 May 2021

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

11/8 Johns Road Mornington VIC 3931	\$831,500	09-Mar-21
1/28 Adelaide Street Mornington VIC 3931	\$895,000	01-May-21

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: 22 June 2021



11/8 Johns Road Mornington VIC 3931

Sold Price

\$831,500

Sold Date

09-Mar-21

 3

 1

 2

Distance

0.05km



1/28 Adelaide Street Mornington VIC 3931

Sold Price

^{RS} **\$895,000**

Sold Date

01-May-21

 3

 1

 2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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