

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

2 Gordon 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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Mornington

Period-from

01 Dec 2019

to

30 Nov 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

1/14 Wilsons Road Mornington VIC 3931	\$1,245,000	20-Nov-20
28 Beatty Parade Mornington VIC 3931	\$1,350,000	02-Nov-20
643 Esplanade Mornington VIC 3931	\$1,300,000	28-Oct-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: 08 December 2020



1/14 Wilsons Road Mornington VIC 3931

Sold Price ^{RS} **\$1,245,000** Sold Date **20-Nov-20**

 3  2  2

Distance **1km**



28 Beatty Parade Mornington VIC 3931

Sold Price ^{RS} **\$1,350,000** Sold Date **02-Nov-20**

 3  2  2

Distance **0.92km**



643 Esplanade Mornington VIC 3931

Sold Price ^{RS} **\$1,300,000** Sold Date **28-Oct-20**

 3  2  2

Distance **2.57km**

RS = Recent sale UN = Undisclosed Sale

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