

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

1/11 Ti-Tree Grove 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,500

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2020

to

31 Jan 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

8 Gleneagles Avenue Mornington VIC 3931	\$1,100,000	07-Nov-20
1/16 Pitt Street Mornington VIC 3931	\$1,130,000	12-Jan-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: 10 February 2021



**8 Gleneagles Avenue Mornington
VIC 3931**

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **07-Nov-20**

3 2 2

Distance **0.22km**



**1/16 Pitt Street Mornington VIC
3931**

Sold Price ^{RS} **\$1,130,000** Sold Date **12-Jan-21**

3 2 2

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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