

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

5 Marquis Avenue 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

\$880,000

&

\$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,750

Property type

House

Suburb

Mornington

Period-from

01 Oct 2019

to

30 Sep 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

5 Sarshas Way Mount Martha VIC 3934	\$925,000	10-Sep-20
48 Wensleydale Drive Mornington VIC 3931	\$900,500	28-Jun-20
15 St Catherines Court Mornington VIC 3931	\$910,000	08-Jul-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: 28 October 2020



5 Sarshas Way Mount Martha VIC 3934

Sold Price

RS

\$925,000

Sold Date

10-Sep-20

4

2

2

Distance

0.46km

Notes from your agent

Original condition but very well presented. Originally priced \$1,0-\$1,1



48 Wensleydale Drive Mornington VIC 3931

Sold Price

\$900,500

Sold Date

28-Jun-20

4

2

4

Distance

0.7km

Notes from your agent

Really well presented with original features. Originally priced at \$940,000 - \$1,010,000



15 St Catherine's Court Mornington VIC 3931

Sold Price

\$910,000

Sold Date

08-Jul-20

4

2

6

Distance

0.99km

Notes from your agent

Original kitchen and bathrooms, well presented.

RS = Recent sale

UN = Undisclosed Sale

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