

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

3/10 Macdonald 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

or range
between

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2020

to

28 Feb 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

1/10 Macdonald Grove Mornington VIC 3931	\$810,000	20-Oct-20
23 Turnbull Street Mornington VIC 3931	\$800,000	11-Feb-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: 05 March 2021



1/10 Macdonald Grove Mornington VIC 3931

Sold Price

\$810,000

Sold Date

20-Oct-20



3



2



2

Distance

0.04km



23 Turnbull Street Mornington VIC 3931

Sold Price

^{RS} **\$800,000**

Sold Date

11-Feb-21



3



1



1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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