

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

9 Olive 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

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,995

Property type

House

Suburb

Mornington

Period-from

01 Jul 2019

to

30 Jun 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 Pender Avenue Mornington VIC 3931	\$1,365,000	10-Mar-20
29 Kooyonga Grove Mornington VIC 3931	\$1,310,000	15-Jan-20
66 Venice Street Mornington VIC 3931	\$1,390,000	06-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: 20 July 2020



5 Pender Avenue Mornington VIC 3931

 4  2  2

Sold Price

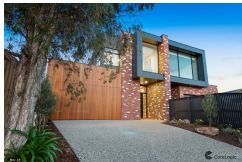
\$1,365,000

Sold Date

10-Mar-20

Distance

0.53km



29 Kooyonga Grove Mornington VIC 3931

 4  2  2

Sold Price

\$1,310,000

Sold Date

15-Jan-20

Distance

0.78km



66 Venice Street Mornington VIC 3931

 4  2  2

Sold Price

^{RS} **\$1,390,000**

Sold Date

06-Jul-20

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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