

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

6 Neptune 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2019

to

31 May 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

3/10 Macdonald Grove Mornington VIC 3931	\$751,000	26-Feb-20
11 Kooyonga Grove Mornington VIC 3931	\$725,000	24-Dec-19
8/42-46 Tanti Avenue Mornington VIC 3931	\$750,000	20-Apr-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: 02 June 2020



3/10 Macdonald Grove Mornington VIC 3931 Sold Price **\$751,000** Sold Date **26-Feb-20**
Distance **1.23km**

 3  2  2



11 Kooyonga Grove Mornington VIC 3931 Sold Price **\$725,000** Sold Date **24-Dec-19**
Distance **1.4km**

 3  1  1



8/42-46 Tanti Avenue Mornington VIC 3931 Sold Price **\$750,000** Sold Date **20-Apr-20**
Distance **1.5km**

 3  2  1

RS = Recent sale UN = Undisclosed Sale

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